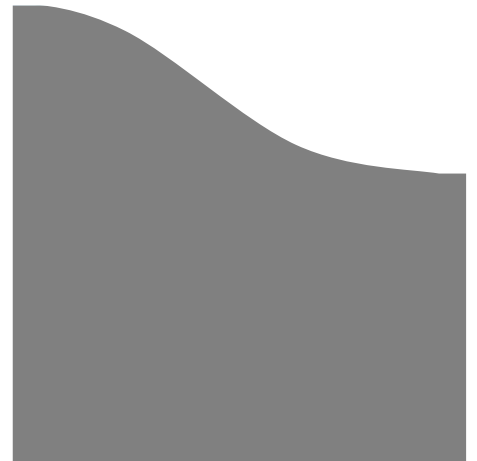


Local Development Framework for Pendle

Evidence Base



Strategic Housing Land Availability Assessment



Appendices 1-19



For an alternative format of this
document phone 01282 661330

Appendix 1

List of key partners specifically consulted on the SHLAA Methodology Report

The following list of individuals / organisations were specifically consulted on the Housing Land Availability Assessment Methodology Report. However, the consultation was extended to other interested parties through an online, web-based exercise.

Developers	Estate Agents
Barnfield Construction (Tim Webber)	CSB
Beazer Homes	Darcy (Nigel Darcy)
Bellway Homes (Nigel Smith)	Harris and Moss (Neil Moss)
JN Bentley (Jon Cain)	Sally Harrison
Bovis Homes	Broden Lloyd
Crownway Homes Ltd (Ken Riley)	HW Petty and Co (David Briscoe)
Dalesmoor Homes	Sharpes (Neil Sharpe)
David Wilson Homes	Taysforths
George Wimpey North West	
Harron Homes	Public Sector
Haydock Developments	Calderdale Metropolitan District Council
Home Park Developments	Craven District Council
Lovell Partnership	Burnley Borough Council
McCarthy and Stone	Bradford Metropolitan District Council
NEL Construction	English Partnerships
North Country Homes Group	Government Office for the North West
Peel Investments Ltd (Louise Morrissey)	Housing Market Renewal Section (Pendle Borough Council)
Persimmon Homes (Lancashire) Ltd (Bill Spannon)	Housing Pendle
Tay Homes (North West)	North West Regional Assembly
Varley Homes	North West Development Agency
Eric Wright Construction	Ribble Valley Borough Council
Agents	Others
Janet Dixon	HBF (Home Builders Federation)
Andrew Durham	NHBC (the National House Building Council)
Vivien Green	Pendle CPRE
Geoff Hook	
Andrew Little	Individuals (requested/Local Plan objectors)
Alison Rowland Town Planners	John Whittaker
Andrew Walker	
Community	
Borough Councillors	
Parish Councils	

Appendix 2

List of representations made on the SHLAA Methodology Report and the Council's response

Pendle Strategic Housing Land Availability Assessment

Methodology Report Consultation Response

Rep Ref	Party	Paragraph Number	Comment	Officer response	Change to be made
R021 / C001	Ms Janet Dixon Janet Dixon Town Planners Ltd		The methodology covers all matters but one exception might be the issue of supply of dwellings from rural affordable housing. How are these to be accounted for in the figures? - in a windfall allowance?	The HLAA will be considering sites in both urban and rural areas provided the site is within a defined settlement boundary. However, it is not the purpose of the HLAA to try to meet the demand or need for affordable rural housing. The preparation of the Core Strategy and Land Use Allocations DPDs will use the information in the HLAA to determine whether there are suitable and available sites for any affordable rural housing need or demand that may be identified. Including a windfall allowance for this type of housing may skew the overall supply figure for the Borough and would pre-empt the work to be undertaken to assess whether there is a need and/or demand for rural affordable housing.	No changes to the Methodology
R032 / C009	Mr G B Forbes HW Petty and Co Estate Agents	General	Generally the assessment seems well structured.	N/A	No changes to the Methodology
R032 / C008	Mr G B Forbes HW Petty and Co Estate Agents	8.4	It appears that identifying the unconstrained potential involves considerable time, only for the site to be "disallowed" at a later date. Surely some sites will be obviously undevelopable and should be excluded at an early stage.	The inclusion of the initial site filtering stage in the Methodology is intended to 'exclude' sites which are obviously undevelopable. It is important to initially identify all sites in the Borough that are vacant and/or have the potential to be developed for housing in order to ensure that the study is robust. There will be obvious sites that are undevelopable and these sites will be excluded from the study at the initial site filtering stage. Therefore once excluded no further time will be spent on gathering information about those sites. In all cases a clear justification of the reasons for excluding sites at the initial filtering stage is needed in order to prove that all sites have been considered. This is to help ensure that the study is robust.	No changes to the Methodology

Rep Ref	Party			Paragraph Number	Comment	Officer response	Change to be made
R032 / C007	Mr	G B	Forbes HW Petty and Co Estate Agents	7.5	Assessing the yield of a site, a 10% (filtered) sample still seems low.	Although the 10% sample size may appear low it is meant only as a guide at this stage. The figure detailed in paragraph 7.5 is supposed to represent the minimum sample size that will be considered. In practical terms the sample size could be between 10-30%.	Amend paragraph 7.5 to explain that the size of the sample will be a minimum of 10% of the (filtered) unconstrained potential and that the sample size could be up to 30% of the (filtered) unconstrained potential.
R032 / C006	Mr	G B	Forbes HW Petty and Co Estate Agents	8.12	The Council will assess the sustainability of villages in Pendle - will the Councillors of the villages be consulted? They often have more detailed knowledge of their village and its viability.	The assessment of the sustainability of villages within Pendle will be undertaken over the next few months as part of the evidence gathering work to feed into the new Local Development Framework. It will use key criteria to consider the services and facilities that are available to villages and will look at the distances people travel to use those services. The assessment will be considered by Councillors through the standard council committee procedures.	No changes to the Methodology
R051 / C005	Mr	Andrew	Ashworth	General	Seems to be no detail of how the cleared dwellings and replacement dwellings in the HMR masterplanning projects will be separated from the unconstrained potential figures. Presumably they should be kept separated as the masterplanning could recommend net adjustments in dwelling numbers in particular PAAs.	<p>The HLAA is primarily an assessment of brownfield land and vacant sites which may have the potential to be developed for housing in the future. The final report may be used by developers to identify sites when following the sequential approach for new housing development. The assessment will also be used by the Council to identify future housing allocations in line with the Regional Spatial Strategy (RSS) for the North West.</p> <p>With specific regard to the supply of dwellings from HMR clearance and replacement schemes Table 4a: Sources of Supply (page 11) explains that replacement of existing housing (i.e. clearance and replacement) will not be considered as a source of supply as the housing allocation in the submitted draft Regional Spatial Strategy for the North West is net of clearance and replacement. Therefore any provision of housing through this source does not count towards the overall allocation figure for Pendle.</p>	No changes to the Methodology

Rep Ref	Party			Paragraph Number	Comment	Officer response	Change to be made
R051 / C004	Mr	Andrew	Ashworth	7.5	Not sure how appropriate it is for property developers, land owners and estate agents to advise on "design templates" - i.e. dwelling densities. Probably in their interest to recommend lower densities so that greenfield sites are brought forward prematurely for development. PPG3 advocates densities of at least 30 dwellings per hectare and surely this should be a minimum baseline for the study.	It should be noted that the design panel will not be solely made up of property developers, land owners and estate agents. A number of other interested parties will also help to chose the most appropriate design templates for a sample of sites. It should also be noted that there are a set of rules to be followed when choosing design templates. These rules include considering the surrounding land uses in order to achieve the best designed development to fit into the townscape. With regards to the issues of density, it is fully acknowledged that PPG3 (now PPS3) requires new housing developments to be built at a density of 30 dwellings per hectare or more. Although this standard will be adhered to in the majority of cases it should be noted that in some circumstances it may be necessary to develop sites at a lower density. A key part of the Housing Market Renewal Initiative is to improve the mix and type of housing in the area. This may, in some cases, mean the development of lower density housing. This approach is supported in Policy 21 (Quality Housing Provision) of the Local Plan.	Amend paragraph 7.4 to explain that PPS3 requires new housing to be developed at a density of 30 dwellings per hectare or more. This standard should be adhered to in the assessment unless circumstances are such that a lower density is necessary.
R051 / C003	Mr	Andrew	Ashworth	8.12	Is "village" actually defined anywhere in the local context? Which settlements would this term refer to - Barrowford, Brierfield, Barnoldswick, Earby?	The term 'village' is not currently defined in the draft HLAA Methodology, however to provide clarification and avoid any confusion a definition with examples will be included.	For the purpose of the HLAA the term 'village' is defined as an area with a defined settlement boundary in the Replacement Pendle Local Plan and is outside the main, larger urban settlements of Nelson, Colne, Brierfield, Barrowford, Barnoldswick and Earby. Settlements which would be defined as a village include: Laneshawbridge, Foulridge, Higham, Salterforth, Barley and Roughlee

Rep Ref	Party	Paragraph Number	Comment	Officer response	Change to be made
R051 / C002	Mr Andrew Ashworth	6.3	<p>It seems wrong that the study should ignore all brownfield sites which are currently allocated for employment, some of which have been vacant for some time with apparently little chance of being used again for employment. Indeed, such sites are being proposed for redevelopment as dwellings in the HMR/PAA Masterplans so it would seem appropriate to include such sites in the analysis. If the study proceeds as proposed, it could be used to justify development on greenfield sites when brownfield sites are available which would appear contrary to the sequential approach advocated in PPG3.</p>	<p>There are no allocations for new employment land in the Replacement Pendle Local Plan (2001-2016). The plan only designates existing employment sites which should be protected from alternative development. The majority of these protected employment sites are well occupied. Including these sites within the HLAA may lead to the loss of essential employment land which would reduce the sustainability of the area as a whole. These sites will be reviewed through the development of the Core Strategy and Land Use Allocations Development Plan Documents (DPDs) as part of the new Local Development Framework for Pendle. As part of this process an employment land study will be undertaken to make an assessment of these sites. If the study indicates that some sites are surplus to requirement then they will be considered for alternative uses when developing the options for the Core Strategy and Land Use Allocations DPDs. It should be noted that employment sites not protected in the Local Plan may be considered in the HLAA.</p> <p>With regard to protected employment sites within Housing Market Renewal Priority Action Areas, it is considered that such sites should be included within the HLAA where an Area Action Plan (AAP) for the Priority Action Area is at the preferred options stage and where the AAP proposes a clear land use change for the protected employment site e.g. from employment to housing. The AAP will supersede the Local Plan in the area the AAP covers and therefore sites that have been identified and assessed through the master planning process are recognised as providing a potential source of supply.</p>	<p>Amend paragraph 6.3 to clarify that employment sites that are not protected may be considered in the assessment. Amend paragraph 6.3 to explain that those protected employment sites in Area Action Plan (AAP) areas where the AAP is at the preferred options stage or beyond and where the AAP proposes a clear land use change for the protected employment site e.g. from employment to housing will be considered in the HLAA.</p>

Appendix 3

Site search consultation evidence

■ Have your say on development locations in Pendle

Residents' input on future housing

Leader Times 9/9/2007 p.7

PENDLE residents are being given the chance to have their say on where housing developments could be located in future.

They are being asked to put forward their suggestions as part of Pendle Council's Housing Land Availability Assessment, which aims to identify suitable sites for new housing development.

A public consultation will run up until Friday, February 23rd,

where anyone can make suggestions.

Coun. John David, Executive Member for Planning, said: "The assessment will provide background information for the new Local Development Framework, which will set out the planning policies in Pendle over the next 20 years.

"It is important to stress that, while the council knows about a lot of pieces of land, we want to make sure that we have captured every piece.

"Although a piece of land may be identified, it doesn't necessarily mean that it will be built on – a lot of hurdles must be jumped before that happens.

"There is obviously a need to avoid building on green land, so we need as much information as possible on land that has been used before."

If you know of a possible site, you can either download a map of the local settlement at www.pendle.gov.uk/hlaa, or send in your own map to the council, making

sure you mark the site boundary clearly on the map.

If you download a map, you are also asked to fill in a site identification form from the website, explaining why the site you have recommended is suitable, before returning it to the council with your map.

For further details about the housing land availability assessment, contact Jonathan Dicken on 661723, or visit the planning pages of the council's website at www.pendle.gov.uk/hlaa

Have your say on new housing

People in Pendle are being given the chance to have their say on where housing developments may be located.

They are being asked to put forward their suggestions as part of Pendle Council's Housing Land Availability Assessment, which aims to identify suitable sites for new housing developments.

A public consultation will run until Friday, February 23, where anyone can make suggestions.

For details about the Housing Land Availability Assessment, call Jonathan Dicken, the Planning Officer, on 01282 661723, or visit the planning pages of the Council's website at www.pendle.gov.uk/hlaa

The Citizen 8/2/2007 p.14

Housing Land Availability Assessment Site Search Consultation

19th January – 16th February 2007

Pendle Council is currently undertaking an assessment of sites which could be used for new housing development. If you would like to suggest a site to be included in the assessment please go to the Planning Policy Pages on the Council's Website: www.pendle.gov.uk/hlaa or phone 01282 661723 for more information.



Appendix 4

List of sites submitted through the site search consultation exercise

Pendle Strategic Housing Land Availability Assessment

Site Search Consultation Responses

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
58		Ms Betty Taylor Foulridge Parish Council		SR000	No site	No site	I acknowledge your correspondence regarding the HLAA and would advise that following discussions with the Chairman it was felt that due to the ongoing programme of 'new build' being experienced in Foulridge any remaining open spaces should be retained for the benefit wholly of the residents.	<input type="checkbox"/>
60		Mr Iain Lord Barrowford Parish Council		SR000	No site	No site	At the February Parish Council Meeting your letter was discussed and considering the house building moratorium could be considered a little premature. After serious deliberation and considering the already excessive demands placed on the infrastructure and roads within the village the inclusion of any medium or large scale housing developments would be totally inappropriate until serious solutions are put in place to alleviate the current access to any possible development sites. Changes to Nelson and Colne College and the construction of the Business Park on Barrowford Road could impact greatly on the ingress and egress from the village and make future development within the settlement boundary impossible.	<input type="checkbox"/>
73		Mr Paul Maskell Kelbrook & Sough Parish Council		SR000	No site		Parish Councillors feel that at the present time Kelbrook already has two on-going housing projects in the village, therefore providing ample housing required. If you were to consult with the housing needs survey results, based in Kelbrook & Sough Parish from last year, this would confirm this. There are no sites available for housing outside the settlement boundary. Most importantly, services such as doctors & dentists could not support further developments within Kelbrook & Sough Parish.	<input type="checkbox"/>
57		Mr John Sharpe	983	SR001	Land at Marsden Cottage	Marsden Cottage Higher Reedley Road Brierfield Lancashire BB9 5EY	I refer to my property and Garden at Marsden Cottage and ask that it be included as possible building land. The land adjoins the quarry site of heather Close and would lend itself to completing the developable area within the Heather Close site. Access can be gained from 3 possible directions without disturbing the Tree Preservation Area	<input type="checkbox"/>

Rep Ref	Agent Details		Consultee Details		HCAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
71			I R	Chattanach Chattan Developments Ltd	983	SR001	Land at Marsden Cottage	40 Higher Reedley Road Brierfield BB9 5EY	Disused garden area, flat scrub land	<input type="checkbox"/>
21			Ms Janet	Dixon Janet Dixon Town Planners Ltd	8	SR002	Land off Gorple Street	Gorple Street Briercliffe		<input type="checkbox"/>
24			Mr Geoff	Hook Stonehaven Consultants Limited	8	SR002	Land off Gorple Street	Gorple Street Briercliffe	The bottom section of the site has been developed and an access road leading from Gorple Street has been constructed to serve both the present developed site and the plot of land. I therefore request that the site, which scores highly for all services, bus routes and local amenities, is included on your Housing Land Availability Assessment.	<input type="checkbox"/>
48	Mr Adam	Winthrop Windle Beech Winthrop	Mr John	Whittaker		SR003	Land off Sheridan Road	Sheridan Road Laneshawbridge	Our client has asked us to submit the attached plan to you as being land which is available for housing development in the Local Development Framework Review.	<input checked="" type="checkbox"/>
62	Mr G B	Forbes HW Petty and Co	J	Clark	984	SR004	Fernbank Mill	Fernbank Avenue Barnoldswick	Northlight mill; split into units; let on short term leases.	<input type="checkbox"/>
59	J H	Staples Ingham & Yorke		The Green Emmott Trust		SR005	Land adjoining Emmott Court	Emmott Court Off Emmott Lane Laneshawbridge	Low grade agricultural with development to 3 sides. Mainly a gentle slope facing SE.	<input checked="" type="checkbox"/>
21			Ms Janet	Dixon Janet Dixon Town Planners Ltd		SR006	Land adjoining Rye Flat Barn	School Lane Laneshawbridge		<input checked="" type="checkbox"/>

Rep Ref	Agent Details		Consultee Details		HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
59	J H Ingham & Yorke	Staples	The Green Emmott Trust			SR006	Land adjoining Rye Flat Barn	School Lane Laneshawbridge	Old nursery plot, level site adjoining existing development.	<input checked="" type="checkbox"/>
61	Ms Catherine Knight Frank LLP	Larmouth	Mr Saadat Khan Comfortable Living (Northwest) Ltd		985	SR007	Land off Reedley Road	Land adjacent to 51 Reedley Road Reedley Brierfield	Approx. 0.3 ha of undeveloped land bounded by residential properties to the North, East and West and open space to the South.	<input type="checkbox"/>
63	Mr G B HW Petty & Co	Forbes	Mr Clifford D&H Concrete	Heythornthwa	986	SR008	Land to the rear of Fernbank Mill	Fernbank Avenue Barnoldswick	Building with yard, owner occupied, manufacturing precast concrete posts.	<input type="checkbox"/>
64			Mr David Gildea			SR009	Field No. 0030	Old Stone Trough Lane Kelbrook	Agricultural field with planning permission for stables. Gently sloping down to A56 in a NW direction.	<input checked="" type="checkbox"/>
21			Ms Janet Dixon Janet Dixon Town Planners Ltd			SR010	Alma Inn	Emmott Lane Laneshawbridge		<input checked="" type="checkbox"/>
21			Ms Janet Dixon Janet Dixon Town Planners Ltd			SR011	Land adjacent ot Windy Ridge	Red Lane Colne		<input checked="" type="checkbox"/>
21			Ms Janet Dixon Janet Dixon Town Planners Ltd			SR012	Land at Back 'o' the Edge	Red Lane Colne		<input checked="" type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR013	Land of Gaylands Lane	Gaylands Lane Earby		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	987	SR014	Land to the rear of 6 Claremont Street	Claremont Street Colne		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR015	Land at Slacklaith Farm	Slacklaith Farm Trawden		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR016	Land south of Keighley Road	Keighley Road Laneshawbridge		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	988	SR017	Land off School Lane	School Lane		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	989	SR018	Land to rear of Southfield Street	Southfield Street Nelson		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	990	SR019	Black Carr Mill	Skipton Road Trawden		<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	991	SR020	Garages off Kingsley Road	Kingsley Road Laneshawbridge		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR021	Land at County Brook Mill	County Brook Lane Foulridge		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	992	SR022	Land at Mile End Close	Mile End Close Foulridge		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	993	SR023	Fence Slate Premises	Fencegate Fence		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR024	Land adjacent to the Sparrowhawk Public House	Wheatley Lane Road Fence		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR025	Land adjacent to the Gate House	Skipton Road Earby	Part in SB, part outside	<input checked="" type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR026	Land adjacent to Bailey Banks	Skipton Road Earby		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	480	SR027	Land off Cliffe Street	Cliffe Street Colne		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR028	Land at East Stone Edge	Barnoldswick Road Blacko		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	994	SR029	Land at Park Hill Farm	Gisburn Road Barrowford	Part in SB, part outside	<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	995	SR030	Wokshop premises at Bank Street	Bank Street Barnoldswick		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR031	Land at Town Head	Barnoldswick		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR032	The Homelands	Manchester Road Barnoldswick		<input checked="" type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
21		Ms Janet Dixon Janet Dixon Town Planners Ltd	996	SR033	Soughbridge Mill	Colne Road Earby		<input type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR034	White Lee Head Farm	Lanehouse Trawden		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR035	Land off Lanehouse Lane	Trawden		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR036	Land at High Bank	Bents Colne		<input checked="" type="checkbox"/>
21		Ms Janet Dixon Janet Dixon Town Planners Ltd		SR037	Land at Spen Head Farm	Salterforth		<input checked="" type="checkbox"/>
65	Mr Andrew Little Property & Development	W&F Development Ltd	997	SR038	Calf Hall Mill	Calf Hall Road Barnoldswick	95% vacant, former printing works with poor vehicular access to main road infrastructure. Not protected or priority employment area.	<input type="checkbox"/>
66	Mr Andrew Little Property & Development	Edith Butler Trust		SR039	Lidgett Triangle	Skipton Old Road Colne	Protected Area (Policy 3A), grazing land surrounded on all sides by residential development.	<input checked="" type="checkbox"/>

Rep Ref	Agent Details		Consultee Details		HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
67	Mr Andrew Little	Property & Development	Hoodco (441) Ltd			SR040	Land between Skipton Old Road and Castle Road	Skipton Old Road Colne	Protected Area (Policy 3A), grazing land.	<input checked="" type="checkbox"/>
67	Mr Andrew Little	Property & Development	Hoodco (441) Ltd		998	SR041	Land off Windermere Avenue	Windermere Avenue Colne	Grazing land within the settlement boundary and with residential development on two of its three sides	<input type="checkbox"/>
68	Mr Andrew Little	Property & Development	Enville Properties Ltd			SR042	Land off Red Lane	Red Lane Colne	Mainly a Protected Area (Policy 3A). Grazing land surrounded on three sides by residential / school development. It is believed that part of this site is owned by Pendle B.C.	<input checked="" type="checkbox"/>
69			Mr Julian Broughton			SR043	Land behind 112A Kelbrook Road	Barnoldswick	Landscaped area behind garden of 112A. We have a 15 year old daughter that suffers from cystic fibrosis and thought that an ideal solution to her future housing requirements would be to build a bungalow on the land behind our present dwelling.	<input checked="" type="checkbox"/>
70			Mr John Broughton		999	SR044	Kelbrook Road Garages	Kelbrook Road Barnoldswick BB18 5BX	Site now contains lock up garages and larger workshops all built approx 70 years ago. It has tarmaced yard with access to Kelbrook Road and Moseley Street. The site is the same length as 14 terraced houses (no.s 50-76 Park Road) and is wider. Around 20 modern terraced houses suitable for first time buyers could be built. Water, electric and drainage is existing as is gas but this in not connected at present.	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
56		Mr Chris O'Brien Maro Developments Limited	486	SR045	Land off Knotts Lane	Knotts Lane Colne	<p>Approx 2.77ha. Site allocated for planning in 1990. Residential consent now expired. The site is on the Southern edge of Colne on the fringe of the urban area, it is irregular shaped sloping in nature with a total area of 2.77 ha.</p> <p>The site was allocated in the Pendle Local Plan for residential development and was previously granted outline planning permission for residential development in June 1990 as part of a larger scheme for a development in Knotts Lane. Therefore it was recognised as a suitable site for residential development. However, the permission has now expired. A planning application was submitted in March 2003 for residential development but this application was refused on a number of grounds but principally it was the Council's intention to delete the Site's housing allocation in preparation of the review of the Local Plan.</p> <p>The site is part of a larger site that include the former Knotts Lane Concrete Plant. Prior to its use as a concrete plant the land was used as a brickworks which it is believed was closed to the mid 1960's. Whilst the kilns and administrative buildings were of a similar size there is strong evidence that the actual extent of the brick works extended over a much larger area to the West and South extending to some 1.4ha. The buildings and site are now derelict. Issues recognised in a statement of common grounds agreed by PBC:</p> <ul style="list-style-type: none"> - The local level of services and facilities are adequate to allow development of the site for housing. - Development of the site would not have an adverse impact on local education provision. - The contamination of the site can be satisfactorily resolved by the imposition of conditions. - The possible contamination of the site from the adjacent landfill site can be satisfactorily resolved by the imposition of conditions. - The surface water drainage improvements can be satisfactorily resolved through the imposition of conditions. - The developed site would be unlikely to lead to flooding of existing dwellings on South Valley Drive which is positioned below the site. - Development of the site would not unacceptably affect wildlife and biodiversity interests. 	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
72	Mr Andrew Walker Planning and Development Network	Mr Andrew Shorten		SR046	Park Close Quarry	Moor Lane Salterforth Barnoldswick	Former quarry and scrap yard. Current lawful use is for transport depot and joinery workshop. The site is set within the quarry walls and is well screened.	<input checked="" type="checkbox"/>
74		Mr Brian Mitchell		SR047	Land at Crowbeckle Farm	Salterforth Road Earby	The farm is too small (approx 10.5 acres) to be a viable agricultural unit, and is at present being grazed by sheep on a casual let.	<input checked="" type="checkbox"/>
71		I R Chattanach Chattan Developments Ltd	1000	SR048	Land at Heather Close	Heather Close Brierfield	Infill plot. Vacant split level.	<input type="checkbox"/>
75		Ms Christine Carty Reedley Hallows Parish Council	17	SR049	Lucas Sports Ground	Reedley Drive Brierfield	The land in question is the old Lucas site which has been granted planning permission in the past but was called into the ODPM some time ago. We hope that you can include this site in your consultation so that it can become an asset to the area rather than just a piece of spare land.	<input type="checkbox"/>
76		Ms Pamela Barton Part Grains Barn Farm		SR050	Part Grains Barn Farm	459 Wheatley Lane Road Fence	Dilapidated Farm building / land	<input checked="" type="checkbox"/>
77		Ms Samantha Donigan Miller Homes	1001	SR051	Land to the rear of 192 & 194 Halifax Road	Brierfield	Open space	<input type="checkbox"/>
78		Mr W A Bradley		SR052	Land off Earby Road	Earby Road Salterforth	Farmland / grazing land	<input checked="" type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
79		Mr M Akram	1002	SR053	Site between 27 and 29 Highgate	Nelson		<input type="checkbox"/>
80		Mr June Meikle		SR054	Land between old Vinegar Works and New St Thomas' Primary School	Barrowford		<input checked="" type="checkbox"/>
81		E A Greenwood		SR055	Land between Gisburn Road and Brownley Park Farm	Gisburn Road Blacko	This site should be considered for residential development on 4 points: - Pendle BC proposed site (??) - Full planning passed for 6 metre access road. - All services available at the site - lies within the land allocated for development.	<input checked="" type="checkbox"/>
82		Mr Paul Pendle BC		SR056	Whitefield Phase 1	Nelson	Redundant housing	<input type="checkbox"/>
82		Mr Paul Pendle BC		SR057	Peninsula Site	Whitefield Nelson	Comprises Whitefield Mill: industrial and storage uses, redundant and occupied housing. Longer term proposals may incorporate increased housing and 'live in' business premises subject to feasibility studies and funding.	<input type="checkbox"/>
83		Ms Judith Pendle BC	1003	SR058	Riverside Mill	Reedyford Road / Charles Street Nelson	Currently vacant and derelict site	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
83		Ms Judith Pendle BC		SR059	Site near reservoirs off Knotts Lane	Colne		<input checked="" type="checkbox"/>
83		Ms Judith Pendle BC	1004	SR060	Land to the north of Shaw Street	Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	509	SR061		Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	507	SR062		Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	506	SR063		Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	1005	SR064		Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	511	SR065		Colne		<input type="checkbox"/>
83		Ms Judith Pendle BC	1006	SR066		Colne		<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?	
83		Ms Judith Pendle BC	Watmough	1007	SR067	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	532	SR068	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	1008	SR069	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	1009	SR070	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	518	SR071	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	1010	SR072	Colne		<input type="checkbox"/>	
83		Ms Judith Pendle BC	Watmough	516	SR073	Colne		<input type="checkbox"/>	
84		Ms Julie Pendle BC	Palmer	38	SR074	Railway Street Stone Yard	Railway Street Brierfield	Former Railway sidings on an elongated site (1.6 hectares). It was occupied by a stone reclamation operation , but the site is now vacant.	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
84		Ms Julie Pendle BC		SR075	Brierfield Canal Corridor Site	Brierfield	Currently the site of 35 houses and 2 commercial properties, 19 of which are vacant and owned by PBC in preparation for clearance and redevelopment for new housing.	<input type="checkbox"/>
84		Ms Julie Pendle BC	1011	SR076	Lob Lane Mill Site	Clitheroe Road Brierfield	Vacant Mill and adjoining land (1.038ha). Next to the canal	<input type="checkbox"/>
84		Ms Julie Pendle BC		SR077	Brierfield Cannal Corridor Site 2	Brierfield	The site currently contains 7 rows of Pre1919 housing and 3 gabled properties on Clitheroe Road together with an area of private gardens/open land on the West Bank of the Leeds-Liverpool canal. Properties are currently being acquired by PBC for clearance and redevelopment for new housing.	<input type="checkbox"/>
84		Ms Julie Pendle BC	1022	SR078	BSN Mill	Brierfield	BSN Medical Ltd. Grade 2 Listed 6/7 storey mill complex, extending over 3 ha, occupies a prominent canal side location.	<input type="checkbox"/>
84		Ms Julie Pendle BC	1021	SR079	Mansfield High School Site	Elland Road Brierfield	Currently used for Mansfield High School - expected to close as part of the 'building schools for the future' programme.	<input type="checkbox"/>
85		Mr Neil Housing Pendle Ltd	213	SR080	Marsden Hall Road Garage Site	Marsden Hall Road Nelson	Garage site	<input type="checkbox"/>
85		Mr Neil Housing Pendle Ltd	1012	SR081	Glenroy Office	Glenroy Avenue Colne	Office (old community centre)	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
85		Mr Neil Haworth Housing Pendle Ltd	1013	SR082	Judge Fields	Judge Field Colne	Grassed area	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	413	SR083	Bevan Place Garage Site	Bevan Place Nelson	Garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	1014	SR084	Robert Street Garage Site	Robert Street/Bracewell Street Nelson	Garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	1015	SR085	Williams Hall	Barkerhouse Road Nelson	Community centre and garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	652	SR086	Land at Carr Road	Carr Road Colne	Grassed area	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	1016	SR087	Byron Road Community Centre	Byron Road Colne	Community centre, car park and surrounding grassed area	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	974	SR088	Boulsworth Drive garage site	Boulsworth Drive Trawden	Garage site	<input type="checkbox"/>

Rep Ref	Agent Details	Consultee Details	HLAA Site Ref:	Consultation Response Site Number:	Site Name:	Address:	Comment / Description:	Outside Settlement Boundary?
85		Mr Neil Haworth Housing Pendle Ltd	1017	SR089	Land at Sandhills Close	Sandhills Close Salterforth	Garage site and grassed area	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	812	SR090	Garage site at Bawhead Road	Bawhead Road Earby	Garage site and adjoining open space	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	856	SR091	Park Road Garage Site	Park Road Barnoldswick	Garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	914	SR092	Coates Avenue Garage Site	Coates Avenue Barnoldswick	Garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	913	SR093	Conway Crescent Gargae Site	Conway Crescent Barnoldswick	Garage site	<input type="checkbox"/>
85		Mr Neil Haworth Housing Pendle Ltd	917	SR094	Simpson Close Garage Site	Simpson Close Barnoldswick	Garage site	<input type="checkbox"/>
17	Mr Michael Watts Dunlop Haywards Planning	Ms Jane Dickman Persimmon Homes (Lancashire) Ltd	482	SR096	Land at Knotts Lane	Colne	See accompanying statement	<input type="checkbox"/>

Appendix 5

List of sites included in the assessment after the initial site filtering process

Pendle Housing Land Availability Assessment

Initial Site Filtering

Sites to be **INCLUDED** in the assessment

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
8	Land to side of 55 Sandway Drive Sandway Drive Briercliffe	0.36	Vacant not PDL	Hummocky, uneven surface, earth moved and mounded up. Slope from NE-SW	Medium - on the edge of the settlement.	Other (add comment) Derelict open, vacant land.	New access into site required	Residential, club	
11	Land off Brooden Drive Brooden Drive Brierfield	0.046	Intensification	Sloped/stepped from East to West	Low - existing properties screen the site	Residential Paved/grassed area - informal parking and play area for residents	Possible parking issues if site developed	None	
16	Land to rear of 3 & 5 Reedley Drive Redman Road Brierfield	0.102	Vacant not PDL	Flat gradient	Low - screening from existing trees and surrounding residential development.	Other (add comment) This site is covered by a number of trees and has the potential to provide amenity open	Improvements would need to be made to Redman Road	Adjacent to existing residential development.	Long term development potential.
17	Land off Reedley Drive Reedley Drive Brierfield	2.615	Existing allocation	Undulating landscape in some areas	High - this is a large site	Other (add comment) Former sports pitches now vacant and not in use.	Development of this site would increase traffic flows in the area.	Residential	Site is currently allocated in the Replacement Pendle Local Plan as a HMR Reserved Site for housing.
24	Large piece of land at Wood Clough Platts Wood Clough Platts Brierfield	2.116	Existing allocation	Undulating landscape (hummocky), slight slope from East to West.	Low - visible from the motorway, but screened by existing tree planting which surrounds the boundary of the site.	Other (add comment) Grazing land, vacant not PDL, farmland, grassed over with some scrub vegetation.	Need to make improvements to the end of the access roads to gain access to the site - small embankment at the end of the access roads.	Surrounded by existing residential development and agricultural land	
35	Land off Thomas St & Pendle Rd Thomas Street Brierfield	0.061	PD vacant & derelict	Slight slope Northwards towards the BSN building	Site adjacent to the BSN building so the site is in a prominent location and is clearly visible from the other side of the valley.	Other (add comment) Fenced, open land - grassed over , covered with vegetation, overgrown with brambles.	None	Next to BSN Medical and other works/garage.	Vacant, overgrown and derelict land. Site would be more suited to commercial use taking account of neighbouring premises.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
38	Former Stone Yard Railway Street / King Street Brierfield	1.593	PD vacant & derelict	Most of the site is reasonably flat	Screened by existing trees	Employment Former stone yard, 1 building on site. Now vacant and derelict, part of the site is cobbled.	Access off Railway Street may be a problem due to the close proximity of the level crossing.	Next to the railway line	Site does provide potential for new housing development.
44	Land on York Road York Road Brierfield	0.024	Intensification	Slight slope from East to West	Low - surrounded by existing properties. Development at this site would have a visual impact on St Lukes Church - due to the close proximity.	Other (add comment) Overgrown grassed area covered with shrubs.	None	Church, residential	A small area of open land connecting the church and church hall. Overgrown with vegetation. Any development on this site would enclose the church and block existing views to it.
49	Land on Pickering Street Pickering Street Brierfield	0.015	Intensification	Shallow - medium gradient	Low - surrounded by existing properties	Residential Garages - possibly attached to adjacent housing	None - existing street is narrow	Residential, retail	These garages look poorly maintained and rundown. Garages in a state of disrepair - potential redevelopment site.
54	Land across from 19 Hartington St Hartington Street Brierfield	0.06	PD vacant & derelict	Stepped site on a slope (East to West)	Medium - visible from the other side of the valley.	Other (add comment) Vacant/derelict site. Top part of the site is used as a car park.	Arthur Street busy and parked up.	Health Centre opposite, offices at top end of the site	
57	Land off Wood Street Wood Street Brierfield	0.088	Car park	Reasonably flat with a slight slope to the East	Low/Medium - partially seen from other side of valley	Other (add comment) Car Park - reasonably well used	Removal of car park would cause car parking problems	Garages to West otherwise surrounded by residential properties	Underused car parks.
66	Land to the rear of Garage/Restaurant on Burnley Rd Burnley Road Brierfield	0.419	PD vacant & derelict	Site topography is uneven with stepped areas and a general slope in a South East to North West direction	Medium prominence	Other (add comment) The site is now derelict and vacant - formerly a school and presbytery.	Possibly parking issues	Car garage to the West of the site.	Ideal site - prime for redevelopment.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
70	Land at the side of 28 Sefton Street Sefton Street Brierfield	0.456	Vacant not PDL	Large flat area with banking /steep slopes at top (Eastern edge) and bottom (Western edge).	Possibly visible from the other side of the valley. A fairly prominent site even though it is surrounded by existing residential properties.	Open Space Large grassed area of open space	New access road into the site would be required	Surrounded by existing residential properties	
81	Land in between 18 & 20 Hillsborough Ave Hillsborough Avenue Brierfield	0.049	Vacant not PDL	Medium slope in a SE to NW direction	Medium - any development would need to fit with the surrounding land uses as the area as a whole is in a prominent position on the hill side.	Open Space Grassed/vegetated area with trees	None	Residential	
84	Land below allotments at the end of Southfield Street Southfield Street Nelson	2.277	Vacant not PDL	Reasonably flat	Medium	Other (add comment) Agriculture	New access road into the site is required.	Allotments and industrial works	Greenfield site
85	Triangle of land below allotments End of Southfield Street Nelson	0.144	Intensification	Reasonably Flat	Low- medium	Open Space Allotments	Better access road required	Allotments, industrial works	Consider including in the OSA
86	Land at the end of Southfield Street Southfield Street Nelson	1.062	Vacant not PDL	Flat with steep banking	Low-medium	Other (add comment) Agriculture	New access road into the site would be required.	Allotments and industrial works	Greenfield site
90	Land to rear of Pilgrim Street Pilgrim Street Nelson	0.216	PD vacant & derelict	Flat / undulating / slight slope	Low	Employment Vacant and derelict employment land	Improved surfacing may be required.	Adjacent to both industrial and residential areas	
94	Garages behind 270-286 Railway Street Railway Street Nelson	0.245	Intensification	Slight slope from SE to NW	Low	Other (add comment) Garages	Narrow access into site - resurface work needed		Garage site underused with redevelopment potential.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
98	Land to the side of 13 Townsley Street Townsley Street Nelson	0.123	Vacant not PDL	Reasonably flat	Low	Other (add comment) Vacant open/vegetated/ overgrown land.	New access into the site would be required.	Adjacent to Nelson Packaging Company	Site could be waterlogged - possible drainage issues - difficult to gain access into the site. Possible access constraints.
99	Land at Hulton Drive Hulton Drive Nelson	0.803	Vacant not PDL	Site slopes down from North to South	Medium - low	Open Space Overgrown/vegetated land - no obvious recreational use, not maintained.	Access road into the site would need to be created.	Near care home.	Part of the site has planning permission for a care home after an appeal was allowed (app no. 13/06/0277P). The other part of the site has a pending planning appeal and a pending planning application for a care home and access respectively. (app nos. 13/06/0658P & 13/07/0273P). Although planning permission has been granted for part of this site, no work has yet commenced. In line with the methodology only where development has been started will the site be excluded from the study. Therefore the site should remain included in the HLAA at this stage.
104	Land to rear of 213 Hibson Road Hibson Road Nelson	0.053	Intensification	Flat	Low	Residential Garages for people on Delph Mount	Improvements would be needed to the road surface	School nearby	Much of this site is derelict Underused / poorly maintained garage site.
105	Land to the side of 19 Delph Mount Delph Mount Nelson	0.041	Intensification	Flat - slightly hummocky mound	Low	Open Space Vacant vegetated, overgrown land.	Improvements needed to the road surface to access the site	Near to a school	This site is a narrow piece of overgrown land. Development potential for 1 dwelling.
115	Land to rear of 38 Mansfield Crescent Mansfield Crescent Brierfield	0.23	PD vacant & derelict	Flat	Low	Other (add comment) Former goods yard/storage/council depot	May need improved access into the site.	Residential	
116	Land to side of Brierfield House Hardy Avenue Nelson	0.268	Vacant not PDL	Fairly steep hillside	Low - the site is well screened by trees and existing buildings.	Open Space Vacant, grassed open land	New access would be required	Railway line, allotments.	Slope and access issues.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
118	Land between 29 & Brierfield House Hardy Avenue Brierfield	0.141	Intensification	The site slopes to the West.	High - Very open and can be seen across the valley and by surrounding residential properties	Residential Gardens to Brierfield House Home Care. Grassed area with shrubs.	None	Care home, residential, railway line	Development potential on western part of the site.
121	Land off Hollin Bank Hollin Bank Brierfield	0.53	Vacant not PDL	Steep hill to the East, hummocky surface	High - Very open and can be seen from the other side of the valley and the main road	Open Space Derelict open space. Not in use. Grassed banking with a few small trees.	None	B&Q warehouse to front and busy roads with access onto M65	
123	Land between 158 & 160 Colne Road Colne Road Brierfield	0.019	PD vacant & derelict	Flat hard standing /shrubs/gravel. Steep slope to the West.	Medium - in middle of two rows of terraces and fronts onto main road	Open Space Partly vegetated, unused space.	None	Residential	To the rear the site backs onto site ref 122 Site overlooked through windows of neighbouring properties.
126	Land at Junction St & Hollin Mill Street Junction Street Brierfield	0.119	Car park	Slight sloped grassed area with trees and two flat hard surfaced car parking areas	Low/Medium - can be seen from the other side of the valley	Other (add comment) Two hard surface car parking areas with grass verges	None	Brierfield Mills, Pendle Village Mills, gas works	No cars parked at time of survey.
127	Land off Glen Way Glen Way Brierfield	1.603	PD vacant & derelict	Flat hard standing surface	Medium - Can be seen from the valley	Other (add comment) Used as car park for BSN Medical	None	Brierfield Mills	Would cause parking problems if land was developed. Part of site derelict and vacant - include this part. Other part of site is used as the Brierfield Mills Car Park - well used.
131	Land in between 84 & 94 Colne Road Colne Road Brierfield	0.020	PD vacant & derelict	Flat with slight slope to the rear.	Low	Open Space Grassed area in front of the depot. Consider inclusion in the OSA	None	Next to a haulage firm	Consider including in the OSA. Development on this site may be considered as infill as the frontage is broken up by the gap of this site. Possible infill site.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
133	Land to rear of Every St Every Street Brierfield	0.058	Intensification	Undulating/ hummocky topography. East to West slope.	Low	Open Space Open grass land next to 'Housing Pendle' housing. A number of mature trees on site.	None	Residential	Narrow/thin strip of land - may be difficult to develop due to the proximity to surrounding land uses and the uneven topography. However, a row of terraces may be possible.
146	Land to side of 190 Colne Rd Colne Road Nelson	0.047	Intensification	Flat for the most part - slight slope into the site - a drop in level from Colne Road	Low - site visible from Colne Road	Other (add comment) Garage/drive way area - currently part of the site has building site porta-cabins on it.	Improvements to the side street road surface will be required.	Residential	Infill plot
147	Land to rear of 11 Park View Close Park View Close Brierfield	0.037	Vacant not PDL	Flat	Low - trees and residential area screens site	Open Space Vacant vegetated land	May be difficult to gain access into this site.	Residential	
148	Land to rear of 20 Park View Close Park View Close Nelson	0.073	Vacant not PDL	Flat	Seen from all approaches to the roundabout.	Open Space Grassed/vegetated land with trees	At a roundabout	Residential	Consider including in the OSA. A number of trees on the site.
149	Land to rear of Churchill Way Churchill Way Nelson	0.702	Vacant not PDL	Flat	Site is adjacent to the canal so visible from a number of locations.	Open Space Open land by the side of the canal - vegetated/grassed.	New route into the site would be required. Currently no access.	Canal and motorway.	Potential flooding and access issues.
150	Land to east of M65 Off Churchill Way Nelson	0.41	Vacant not PDL	Reasonably flat	Low	Open Space Wooded area next to the canal	New access into the site would be required. Currently no access.	Canal, motorway	Potential flooding and access issues.
151	Land to the SW of Allotments east of M65 Off Churchill Way Nelson	0.681	Vacant not PDL	Reasonably flat	Low	Open Space Wooded open space near the canal	New access into the site would be required. Currently no access.	Canal, allotments, motorway	Consider including in the OSA Potential flooding and access issues.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
152	Land to side of Churchill Way Nelson	0.562	Vacant not PDL	Flat / slight slope	Reasonably visible - on the corner of a roundabout - seen on the approach into Nelson	Employment Open land next to Alder Bank Sheds	Possible access problems due to proximity of site to the roundabout.	Next to Alder Bank Sheds, canal	
157	Land to rear of 1 Hargreaves Street Nelson	0.032	Intensification	Flat/raised area	Low	Residential Garden land	None	Residential, railway	Unkept/unmaintained piece of land. Vegetated.
158	Land to rear of Hargreaves Street Nelson	0.521	PD vacant & derelict	Flat	Low	Other (add comment) Garden of the Groves Hotel		Residential	Vegetated / overgrown area of land now vacant / not used due to the closure of the hotel.
167	Land at High Street Nelson	0.09	Car park	Flat	Low - well surrounded by existing buildings	Other (add comment) Car Park	Improvements to road surface required		Run down / locked car holding car park - could be redeveloped.
173	Land to side of 23 Duerden Street Nelson	0.016	Intensification	Slight slope, raised site	Low	Open Space Hard landscaped open space with trees		Residential	Development of this site would possibly have an adverse affect on properties to the rear of the site - light blocking issues.
174	Land to side of 60 Bradshaw Street Nelson	0.053	PD vacant & derelict	Flat	Low	Other (add comment) Vacant tarmaced surface		Residential	
175	Land to side of 54 Wilkinson Street Nelson	0.010	Intensification	Slight slope	Low	Open Space Vacant Land		Residential	Hard / cobbled surface
179	Land adjacent to 44 Brunswick Street Nelson	0.025	Intensification	Flat	Low	Open Space Hard landscaped open space - trees	None	Residential, industrial, open space.	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
180	Land adjacent to 67 Vernon Street Vernon Street Nelson	0.014	Intensification	Level	Low	Open Space Hard landscaped open space	None	Residential, industrial.	
181	Land adjacent to 54 Carleton Street Carleton Street Nelson	0.019	Intensification	Reasonably Flat	Low	Open Space Hard landscaped open space - trees on site	None	Residential	
190	Land behind 3-16 St Georges Road St Georges Road Nelson	0.491	Vacant not PDL	Very steep slope W to E	Medium	Open Space Open, vegetated piece of land	Better access needed into the site	Adjacent to Fort Vale Engineering	Include, however some of the site may be constrained from being developed due to the topography in some areas.
191	Land off Wenning Street Wenning Street Nelson	0.693	PD vacant & derelict	Flat	Reasonably elevated site would be seen from a number of vantage points.	Open Space Allotments	None	None	This site is currently occupied by sheds, greenhouses and caravans. The site looks to be used as allotments etc. The site is in a poor state of maintenance. The side of the site that fronts on to Wenning Street is occupied by garages. There are also parts of this site which are vacant, grass land. Development of this site would help to tidy the area up. Include this site in the HLAA at this stage.
192	Land at Bracewell Street Bracewell Street Nelson	0.807	Vacant not PDL	Undulating - flat in places - some steep banking	Reasonably elevated site would be seen / visible from a number of locations.	Open Space Allotments	Steep access into the site from the Northern boundary.	Residential, allotments	Site currently designated for Educational purposes however there are no active plans for educational development on the site.
193	Land adjacent to 161 Manor Street Manor Street Nelson	0.010	Intensification	Slight slope down the site	Low - visible from neighbouring properties only	Residential Overgrown open land / garden?	None	Residential	Site vegetated, untidy.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
195	Land behind 77-91 Priory Chase Priory Chase Nelson	0.207	Vacant not PDL	Slight slope down the site from SE- NW	Medium prominence - hillside location	Other (add comment) Agriculture	New access road into the site is required	Residential	
198	Land across from Messenger Street Messenger Street Nelson	0.566	Vacant not PDL	Site slopes down from East to West	Medium visibility - located on the urban boundary - visible impact on adjacent countryside.	Open Space Grassed area of land with trees - includes turning circle and access to allotments		Opposite industrial buildings and next to allotments	Consider including in OSA
199	Former James Nelson's Sports Ground Priory Chase Nelson	1.81	Existing allocation	Reasonably flat	Medium prominence on a hillside location.	Open Space Vacant, former sports field.	Better / new access into the site is required. Current access from Wickworth Street from a steep hill.	Allotments, existing residential area.	This site is designated as HMR Reserved Land for Housing in the Replacement Pendle Local Plan 2001-2016.
201	Land to the side of 52 Wickworth Street Wickworth Street Nelson	0.259	Intensification	Slight slope down the site from NW- SE	Reasonably high location.	Open Space Allotments	Better access to site required		The majority of this site is being used as a small holding with sheds occupying some of the site. The site is untidy and development could help improve the visual amenity of the area.
202	Land to the rear of Ash Tree Grove Ash Tree Grove Nelson	0.103	Intensification	Slight slope	Medium prominence - hillside location	Open Space Allotments	Improvements to highway needed	Residential, allotments	Part of this site is being used as an informal allotment. Part of the site is vacant untidy grass land. Development of this site would help to improve the visual amenity of this area.
203	Land to the North of Allotments Southfield Street Nelson	2.125	Vacant not PDL	Undulating landscape	Medium - countryside location	Other (add comment) Agriculture	New road needed	Allotments, residential, agriculture	Greenfield site

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
204	Land at Further Clough Head Marsden Hall Road South Nelson	1.693	Existing allocation	Undulating - sloped site	High - prominent hillside location	Other (add comment) Agriculture	New access road into the site would be required.	Agriculture	This site is designated as HMR Reserved Housing Land in the Replacement Pendle Local Plan 2001-2016
205	Land adjacent to Further Clough Head Marsden Hall Road South Nelson	1.564	Existing allocation	Very undulating - a number of slopes, valleys, grooves, hummocky landscape.	High - Hillside location	Other (add comment) Agriculture (field)	New access road into the site would be required.	Agriculture	This site is designated as HMR Reserved Housing Land in the Replacement Pendle Local Plan 2001-2016
207	Large piece of land at the end of Trent Road Trent Road Nelson	0.749	Vacant not PDL	Steep valley sides - difficult to develop - would need a stepped approach.	Medium to high - the site is quite exposed.	Other (add comment) Open Countryside	New road required to provide access into the site	School, residential	This site within the settlement boundary but has more characteristics of the open countryside. Possible topographical constraints.
210	Land to rear of 30 Hazelwood Road Hazelwood Road Nelson	0.097	Vacant not PDL	Flat	Low	Leisure Site part of the former Great Marsden Hotel grounds	Access is through the grounds of the former hotel. Possible access constraints.	Residential properties	
211	Land to rear of 64 Rowland Ave Rowland Avenue Nelson	0.075	Vacant not PDL	Flat	Low	Leisure Site part of the grounds of the former Great Marsden Hotel	Access is through the grounds of the former hotel. Possible access constraints.	Residential properties	
213	Land to rear of 12 Marsden Hall Rd Marsden Hall Road Nelson	0.136	Intensification	Flat	Low - well screened	Residential Garages	Access from a back street - some improvements required	Residential	Run down garage site.
216	Land to rear of the Vicarage Coleman st Coleman Street Nelson	0.101	Vacant not PDL	Flat	Low	Open Space Vacant, vegetated land below the vicarage	Improvements to the access road to the site would be required	Church, graveyard, residential	Possibly part of the graveyard

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
217	Land oppoposite 1 & 3 Fry Street Fry Street Nelson	0.424	PD vacant & derelict	Flat	Medium	Other (add comment) Former plant nursery now vacant and derelict	Improvements to the road surface required	Church, residential	
220	Land between Bamford St & Tweed St Bamford Street & Tweed Street Nelson	0.202	Vacant not PDL	Slight slope down the site in a Southern direction	Low-medium	Other (add comment) Paddock, agriculture		Residential	
222	Land to the side of 9 Marsden Place Marsden Place Nelson	0.169	Vacant not PDL	Deep basin / steep slopes	Medium - exposed site	Open Space Grassed open space		Residential, EAP	
223	Land to side of 2 Marsden Hall Road Marsden Hall Road Nelson	0.381	Vacant not PDL	Steep sided basin	Low - medium surrounded by residential properties	Open Space Vacant / grassed open space, some trees		Residential, EAP	
224	Land to side of 15 Clough Road Clough Road Nelson	0.050	Vacant not PDL	The majority of the site is flat - but the is a slight slope into the quarry	Low	Open Space Grassed open space		Residential	
230	Land to rear of 21 Athol Street Athol Street Nelson	0.03	Intensification	Slight slope down the site in a SW direction	Low - well screened by surrounding properties	Residential Garages		Nursery, residential properties	Untidy, rundown, unkept garage site. Triangular shaped piece of land - may be difficult to develop.
231	Land to side of 69 Larch Street Larch Street Nelson	0.010	Intensification	Slight slope to the SW	Medium - hillside location but surrounded by properties	Other (add comment) Vacant land at the side of a former chapel?		Residential	Untidy yard area

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
233	Land to side of 25 Pine Street Pine Street Nelson	0.01	Intensification	Slight slope in a SW direction	Low- well screened by existing / surrounding properties.	Other (add comment) Car park / cobbled hard standing		Residential, offices	
237	Land to side of 24 Branch Street Branch Street Nelson	0.019	Intensification	Flat	Low - screened by existing buildings	Open Space Grassed open land		Residential area	Consider including in OSA
239	Land to rear of 9 & 10 Malvern Court Lonsdale Street Nelson	0.054	Intensification	Flat	Low	Open Space Grassed, vacant open land		Industrial works, Nelson Old Brass Band Club garden	
279	Land to side of Victory Park Victory Park Nelson	0.1	PD vacant & derelict	Flat	Low - fairly well screened at present	Other (add comment) Storage area	New access needed into the site	River, allotments	
282	Land on Willow Close Willow Close Nelson	0.039	Intensification	Flat	Low	Open Space Informal garden land		Residential	
287	Land to rear of 1 Carr Hall Road Carr Hall Road Nelson	0.033	Intensification	Flat	Low	Residential Driveway / vacant dwelling	Narrow driveway to access site	Residential, agriculture	Property could be brought back into use.
288	Land to side of 46 Park Avenue Park Avenue Nelson	0.064	PD vacant & derelict	Flat / slight raised	Medium prominence - the site is located on the edge of the settlement	Residential Large yard / hard standing attached to 46 Park Avenue	Requires surface improvements on the access road into the site	Residential, agriculture, park	
289	Land to side of 1 Parrock Road Parrock Road Nelson	0.057	Vacant not PDL	The site slopes from NW-SE	Medium prominence from the bypass	Open Space Highway verge	Access near roundabout	Residential	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
300	Land to side of 70 Buccleuch Road Buccleuch Road Nelson	0.025	Intensification	Flat	Low	Open Space Grassed open land and tarmaced path.		Residential, motorway	
302	Land to side of 123 Carr Road Carr Road Nelson	0.029	Vacant not PDL	Flat	Medium - on the main road	Open Space Grassed open space with trees		Residential	Consider including in the OSA
307	Land to side of 82 Pendle Street Pendle Street Nelson	0.009	Intensification	Flat	Low	Other (add comment) Cobbled, hard standing end of terrace area		Residential, motorway	
309	Land to side of 14 Henry Street Henry Street Nelson	0.006	Intensification	Flat	Low	Other (add comment) Cobbled, hard standing, vacant land		Residential, motorway	
312	Land to side of 35 Burns Street Burns Street Nelson	0.006	PD vacant & derelict	Flat	Low	Other (add comment) Vacant, vegetated land		Residential, industrial	
313	Land to side of 3 Burns Street Burns Street Nelson	0.013	Intensification	Flat	Low	Other (add comment) Vacant land - vegetated open land		Residential, industrial	
320	Land around 21 Norfolk Street Norfolk St Nelson	0.108	Commercial building	Slight slope from East to West	Medium - fronts on to a main road	Employment Tyre/garage site		Canal, residential	
323	Land adjacent to 80 Every Street Every Street Nelson	0.013	Intensification	Flat	Low	Open Space Hard landscaped open space with trees		Residential, Morrisons supermarket	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
333	Garages behind builders yard off Fleet Street Fleet Street Nelson	0.14	Intensification	Reasonably flat	Low-medium prominence - site on the hillside	Employment Garages and part of metal works		The Old Baths, residential	Most of the site is derelict Include although it is acknowledged that the site maybe redeveloped as Open Space as part of the Bradley AAP.
344	Land adjacent to 85 Leeds Road Leeds Road Nelson	0.052	Car park	Medium slope	Low	Other (add comment) Part paved open space with trees and vegetation, part car park		Residential, retail	
350	Former car park off Cumberland Street Cumberland Street Nelson	0.017	Car park	Slight slope SW-NE	Low	Other (add comment) Paved open area		Residential	
356	Land adjacent to 286 Leeds Road Leeds Road Nelson	0.019	Vacant not PDL	Level	Highly visible site at 3 way junction	Open Space Open space, Highway land		Residential	This site is included in the assessment at the initial site filtering stage, but it is acknowledged that the site may be redeveloped as part of proposals in the Bradley AAP or included as open space in the Open Space Audit.
357	Land opposite Holy Saviour's Church Bradley Hall Road Nelson	0.382	PD vacant & derelict	Flat	Visible from adjacent properties and railway	Other (add comment) Site of former Mill		Employment, church	This site has been identified for employment use in the Bradley AAP preferred options report. As this site is being formally put forward as an employment allocation the site should be excluded from the assessment.
358	Land adjacent to 16 Raven Street Raven Street Nelson	0.024	Intensification	Level	Visible from neighbouring properties	Open Space Site of 3 former terraced houses, now paved		Residential, employment	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
359	Land adjacent to 19 Raven Street Raven Street Nelson	0.013	Intensification	Level	Neighbouring properties	Open Space Site of 1 former terraced house		Residential, employment	
361	Land adjacent to 26 Poplar Street Poplar Street Nelson	0.017	Intensification	Flat	Visible from adjacent properties	Open Space Site of 2 cleared terraced houses		Residential	
365	Land adjacent to 40 Fulham Street Fulham Street Nelson	0.009	Intensification	Flat	Visible from neighbouring properties	Open Space Derelict site, open space		Residential, railway	Potential to build an end terrace property. The site is currently in a very poor state of maintenance.
366	Land adjacent to 39 Fulham Street Fulham Street Nelson	0.017	Intensification	Flat	Visible from neighbouring properties and the railway	Residential Garage site		Residential, railway	
385	Gib Hill Gibfield Road Colne	12.01	Existing allocation	Slopes down to NW	Prominent in distant views from a number of angles.	Other (add comment) Greenfield land	Major infrastructure requirements	Education, BHS, GHS, Residential	Site currently allocated as a HMR reserved site for housing in the Replacement Pendle Local Plan. Greenfield site.
386	Land adjacent to the Community Centre Marsden Hall Road North Nelson	0.078	Vacant not PDL	Level, but has been terraced	Likely to be visible in distant views from North	Other (add comment) Playing pitch next to community centre		Residential, community centre, garages, open countryside	
387	Land behind 51-71 Oxford Road Oxford Road Nelson	0.307	Vacant not PDL	Slopes down to NW	May be visible in distant views from the North	Open Space Grassed area possibly over a culverted stream.		Residential, Greenfield site	Exclude if culvert runs underneath. Also tree planting to east restricts access.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
388	Land behind Ruston Close	0.252	Vacant not PDL	Slopes down to the NW	May be visible in distant views from the North	Open Space		Residential, greenfield land.	Only developable as part of larger scheme on Gib Hill.
	Rushton Close Nelson					Grassed area possibly over a culverted stream			
389	Garage site	0.058	Intensification	Level	Visible from neighbouring properties	Other (add comment)		Residential, open land	
	Off Liddlesdale Road Nelson					Garage site, underused			
394	Land off Sansbury Crescent	0.251	Vacant not PDL	Flat	Visible from neighbouring properties	Open Space	Sansbury Crescent is narrow	Residential	Consider including in OSA as Amenity open space.
	Sansbury Crescent Nelson					Grassed area with some trees			
397	Land to side of 30 Gibfield Road	0.037	Vacant not PDL	Level	Neighbouring properties	Other (add comment)		Residential, education	Maybe possible to develop, but would probably need additional land.
	Gibfield Road Colne					Grassed area alongside the entrance to Boulsworth Primary School			
403	Land to side of 15 Alexander St & 20 Thorne St	0.173	PD vacant & derelict	Slopes down to the NE	Visible from neighbouring properties	Other (add comment)		Residential, secondary school playing fields	
	Alexander Street Nelson					Cleared garage site			
413	Land at the end of Bevan Place	0.160	Intensification	Reasonably flat	Visible from surrounding properties	Other (add comment)		Residential	
	Bevan Place Nelson					Garage site and car park			
414	Land to rear 75 Reedyford Road	0.08	PD vacant & derelict	Reasonably flat	Medium	Other (add comment)		Residential, vacant and derelict employment site, school	
	Reedyford Road Nelson					Used for informal parking, hard standing and grassed areas.			

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
418	Land to the side of 20 Boothman Place Boothman Place Nelson	0.067	Vacant not PDL	Slight slopes from NE- SW	Low	Other (add comment) Vacant vegetated land next to works		Residential, industrial units/yard	
420	Land adjacent to 163 Reedyford Road Reedyford Road Nelson	0.050	Vacant not PDL	Mound - steepish slope to West side	Medium	Open Space Grassed open land with some vegetation	Site is on the corner plot	Residential, commercial estate/business park.	
426	Land to side of 16 Garnett Street Garnett Street Barrowford	0.007	Intensification	Level / flat	Visible along Lower Clough Street - approach from the West	Other (add comment) Vacant Site - demolished terraced property.	None	Residential	
433	Land off Barrowford Road Barrowford Road Nelson	1.069	PD vacant & derelict	Undulating landscape	Medium-High: exposed site can be seen from the bypass and in distant views from a number of angles	Other (add comment) Former reservoir, grassed and vegetated landscape	New access needed into the site	Residential, bypass, agriculture	
440	Land to rear of 4 Wheatley Grove Dixon Street Barrowford	0.062	Vacant not PDL	Level	Visible from properties on Dixon Street	Other (add comment) Scrap yard, garages and woodland	None	Residential area adjacent	Evidence of fly tipping - untidy site.
442	Land to rear of 8 Deepdale Green Deepdale Green Barrowford	0.051	Vacant not PDL	Level / Flat	Only at close proximity	Residential Gravelled area providing access to rear garden of 8 Deepdale Green.	None	Industrial	Water enters culvert at SE corner of site appears to have access requirements Subject to access and/or flooding issues, site could be developed.
453	Land at the end of Rushton St Rushton Street Barrowford	0.154	Vacant not PDL	Site slopes from North West to South East	Only visible from adjacent properties	Open Space Appears to be some form of natural haven, but not maintained.	No vehicular access into the site	School	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
455	Land to side of 1 Rushton Street Rushton Street Barrowford	0.006	Vacant not PDL	Level/flat	Visible from adjacent properties and Gisburn Road. No long distance views into the site.	Open Space Amenity Green space	None	Residential area surrounds site.	Site of demolished end terrace.
463	Land to side of 24 Gibfield Rd Gibfield Road Colne	0.016	Vacant not PDL	Flat	Medium - the site is quite open	Open Space Grassed open space at entrance to training centre.		Training centre	
470	Land to side of 19 Briercliffe Ave Briercliffe Avenue Colne	0.111	PD vacant & derelict	Level	May be visible in some distant and middle distant views from SE	Open Space Vacant site adjacent to railway		Residential, railway	Developable site
474	Land to rear of 136 Burnley Road Burnley Road Colne	0.502	Intensification	Flat	Low	Other (add comment) Caravan storage yard		Residential	In current use as a caravan store.
475	Land to side of 90 Burnley Road Burnley Road Colne	0.032	Vacant not PDL	Medium slope South to North	Medium - visible from main road	Open Space Planted open space - garden area - trees, shrubs etc		Residential	Consider including in the OSA
476	Land across from the Garage on New Street New Street Colne	0.054	PD vacant & derelict	Shallow slope from East to West	Low	Employment Used as a car holding area for the garage opposite.		Residential	Could be redeveloped with adjoining building and site 477. There is a pending application for the erection of a light engineering workshop and offices with mezzanine floor at this site. The application has not yet been determine (an therefore not started). This means that the site could still be considered as a potential site for housing and should remain included in the HLAA at this stage.
477	Land behind 58 Burnley Road Burnley Road Colne	0.144	Car park	Reasonably flat	Low	Employment Hard standing car park areas for business adjacent.		Residential, industrial	Site appears to be under used - could possibly be redeveloped.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
480	Large piece of land behind Red Scar Works Cliff Street Colne	1.096	Vacant not PDL	Flat grassed area	Low - surrounded by a few residential properties and open countryside	Other (add comment) Vacant open land - grassed.	Would have to open access road	Primet High School playing fields and Red Scar Works	
482	Large piece of Land to rear of 16 Knotts Drive Knotts Drive Colne	5.14	Existing allocation	Large mainly flat grassed area	Low - surrounded by a few residential properties and open countryside	Other (add comment) Large piece of vacant land - agricultural land	No highway to land very small narrow track which requires repairs and maintenance	Railway track	Site allocated as a HMR reserved site for housing in the Replacement Pendle Local Plan
486	Former Cement Works Knotts Lane Colne	0.288	Existing allocation	Uneven hard surface	Medium - surrounded by residential and is visible from valley	Other (add comment) Private Land - does not look well used	Highway requires repairs and maintenance	Open countryside, residential	Site allocated as a HMR reserved site for housing in the Replacement Pendle Local Plan
505	Land off Hartleys Terrace Hartleys Terrace Colne	0.265	Vacant not PDL	Slightly sloped grassed area	Medium - surrounded by part residential/part countryside	Other (add comment) Currently not in use but could be used for grazing land	None	Residential, industrial	
510	Land behind the Playground Atkinson Street Colne	0.171	Vacant not PDL	Sloped uneven land	Low - surrounded by residential	Other (add comment) Vegetated - trees and grass etc open, vacant land.	Highway would benefit from repair and maintenance	Industrial unit to side	Consider including the site as woodland open space in the OSA This site is included at the initial site filtering stage. However it is acknowledged that the site could be including in the open space audit as woodland open space.
516	Land off Calder Street Calder Street Colne	0.208	Vacant not PDL	Steep sloped grassed area - hummocky, uneven slope.	Low - surrounded by residential	Other (add comment) Grassed open land	None	Residential	Site included but acknowledged that topographical issues may cause problems.
519	Land at Cross Hagg Street Cross Hagg Street Colne	0.053	Vacant not PDL	Sloped grassed area	Low - surrounded by residential	Open Space Grassed open space	None	Residential	Consider including in the OSA Include the site at the initial site filtering stage. However it is acknowledge that the site may be more suited to being included in the open space audit.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
522	Land to rear of 75 Green Rd Green Rd Colne	0.014	Intensification	Flat gravelled area with planted trees	Low - surrounded by residential	Open Space Hard landscaped open space with trees	None	Residential	
523	Land to side of 3 Laithe St Laithe Street Colne	0.012	Intensification	Flat hard surface	Low - surrounded by residential	Open Space Hard landscaped open space with trees	None	Residential	
527	Land to side of 2 Hawley Street Hawley Street Colne	0.038	Car park	Slightly sloped hard surface	Low - surrounded by residential	Other (add comment) Currently used as a car park area. Car Park does not look well used	None	Stone and slate suppliers, residential	Unused car park
529	Land to side of 64 Knotts Lane Knotts Lane Colne	0.077	Vacant not PDL	Flat grassed area	Low/Medium - surrounded by residential and industrial units	Open Space Grassed area with trees	None	Car dealership, residential	Consider including in the OSA Include the site at the initial site filtering stage. However it is acknowledged that the site may be more suited to being included in the open space audit.
542	Land off Whitewalls Drive Whitewalls Drive Colne	2.739	Vacant not PDL	Slight sloped grassed area	High - Visible from M65 and surrounding residential properties	Other (add comment) Vacant unused land	None	Site next to M65	Greenfield site
550	Land to side of 24 John Street John Street Barrowford	0.1	Intensification	Steep slope to SE	Visible from neighbouring properties, A682 and Barrowford Park	Open Space Open space and garages	Access to site off John Street or David Street	Residential, Working Men's Club and Garages	
554	Land to side of Halstead Farm Halstead Farm Barrowford	0.031	Intensification	Level	Visible from neighbouring properties	Other (add comment) Vacant land connected to farm buildings	Poor access road (off Halstead Lane)	Adjacent to a Farm	Possible to develop for one residential unit.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
559	Land to rear of Albert Mills Appleby Drive Barrowford	0.607	PD vacant & derelict	Gentle slope to the SE	Visible from adjacent properties and possible distinctive views from the South.	Other (add comment) Vacant site	Small road into site. Access via Mint Avenue would be very difficult.	Industrial, residential	
560	Land at the end of Mint Avenue Mint Avenue Barrowford	0.061	PD vacant & derelict	Gentle slope to the SE	Visible from neighbouring properties and possibly visible from distant views	Employment Scrap yard	Access off Mint Avenue would be very difficult	Industrial, residential	
563	Land to rear of 14 Church Street Church Street Barrowford	0.849	Vacant not PDL	Gentle slope to the SE	Visible in distant views and from neighbouring properties.	Other (add comment) Vacant grassed area.	Access via Pasture Lane is poor. Access via Mint Avenue would require the acquisition of land into the site.	Industrial, residential	Access issues are the principle constraint to the development of this site. There are also mature trees on the site.
569	Land between Maltkiln and 162 Gisburn Road Gisburn Rd Barrowford	0.037	PD vacant & derelict	Level	Site visible from the A682	Other (add comment) Part of former Corn Mill - now vacant?		Commercial Building (B1) and residential	
570	Land to side of Park Hill Farm Off Gisburn Road Barrowford	0.178	Car park	Level	Visible to adjacent properties	Employment Car park	Single track access unless one-way-in / one-way-out facilitated by constructing access road over site 569	Commercial B1 and garages and residential	
571	Land off Francis Ave Francis Avenue Barrowford	0.093	Intensification	Level	Visible to neighbouring properties	Other (add comment) Gas and electricity equipment on and adjacent to site.		Residential properties	
575	Land adjacent to 12 Francis Avenue Francis Avenue Barrowford	0.032	Intensification	Level	Visible from neighbouring properties	Other (add comment) Gas and electricity equipment on and adjacent to the site.		Residential properties	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
578	Land in between 19 & 21 Priestfield Ave Priestfield Avenue Colne	0.020	Vacant not PDL	Uneven surface with soil and trees with small metal fence	Low - surrounded by residential	Open Space Wooded open space - looks as though a footpath goes through site	None	Residential	Consider including in the OSA
582	Land at Junction of Crown Way & Vivary Way Crown Way Colne	0.342	Car park	Flat gravelled area with grassed border	Medium	Other (add comment) Private Car Park for BMW garage staff	None	Rileys Engineering, BMW car dealership and Colne sports centre.	BMW do have another staff car park.
602	Land to side of 16 Salisbury St Salisbury Street Colne	0.010	Intensification	Slight sloped hard surface	Low - surrounded by residential	Open Space Hard surfaced open space with trees	None	Residential	None
612	Land at Carry Lane Carry Lane Colne	0.086	PD vacant & derelict	Slightly sloped area with trees and weeds	Medium - Surrounded by countryside	Other (add comment) Looks as though land could be a garden or allotment but it is not well maintained	None	Residential, open space	This site is possibly a garden.
618	Land on Primrose Hill Primrose Hill Colne	0.035	Intensification	Flat area with overgrown weeds / shrubs	Low / Medium - surrounded by residential properties and Colne Cemetery	Other (add comment) Currently the garden to 90 Keighley Road but not used	None	Mechanic works to rear and Colne Cemetery to side	
619	Land to side of 1 Sagar Fold Sagar Fold Colne	0.016	Vacant not PDL	Sloped grassed area	Low - surrounded by residential	Other (add comment) Site vacant	None	Residential	
623	Land to rear of Clarence Street Clarence Street Colne	0.09	PD vacant & derelict	Slight slope to South	Medium - surrounded by open countryside & residential	Other (add comment) Land currently used as grazing land for farm animals / allotments	No highway/road to this site but it can be accessed by foot from Clarence Street and Acresfield	Commercial buildings	Include, but possible access constraints.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
632	Land inbetween 271 & 273 Keighley Rd Keighley Road Colne	0.178	Vacant not PDL	Slight slope to South	Low / Medium - can be seen from valley & main road otherwise surrounded by residential	Other (add comment) Land does not look to be in use but is well maintained	None	Residential	
636	Land at Allison Gr Allison Grove Colne	0.147	Vacant not PDL	Slightly sloped grassed area	Low - surrounded by residential	Open Space Grassed open space	None	Residential	Consider including in the open space audit
639	Land to side of 47 Townley Street Townley Street Colne	0.03	Vacant not PDL	Sloping grassed area	Low - surrounded by residential	Other (add comment) Land does not look to be in use	None	None	
645	Land to rear of Langroyd Rd Langroyd Road Colne	0.014	Vacant not PDL	Slightly sloped half hard surface and half grassed area. Not very well maintained		Other (add comment) Not currently in use	The hard surface looks as though it has just been re-surfaced	Residential	
652	Land to side of 3 Carr Road Carr Road Colne	0.016	Vacant not PDL	Grassed area slightly sloped	Low - surrounded by residential	Other (add comment) Spare land only small. Not currently used	None	Residential	Consider including in the OSA
657	Land to side of 1 Belgrave Road Belgrave Rd Colne	0.025	Vacant not PDL	Slightly sloped grassed area	Low - surrounded by residential	Open Space Grassed area of open space.	None	Residential	Consider including in OSA
661	Land to rear of 59 Birtwistle Ave Birtwistle Avenue Colne	0.118	Intensification	Uneven part grassed part gravelled area	Low - surrounded by residential	Other (add comment) Part garage site and rest of site does not look well used	Needs repairs and maintenance	Residential	
666	Land to side of 5 & 7 Middleton Drive Middleton Drive Colne	0.250	Vacant not PDL	Slopes gently to the SSW	Can be seen in distant views, hillside location	Other (add comment) Paddock, field, garden	Middleton drive is a single track	Residential, agriculture	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
668	Land to side of 268 Gisburn Rd Gisburn Road Barrowford	0.087	Vacant not PDL	Gentle slope down to the SW	Off A682 and in distant views from the South and the West	Other (add comment) Land alongside private access to Moorlands. Footpath adjacent.		Residential	Potential infill site.
677	Garages at the end of Burwains Avenue Burwains Avenue Foulridge	0.086	Intensification	Slopes down to the South	Visible from neighbouring properties and in distant views from the South	Other (add comment) Garage site		Residential	Include part of site
678	Land adjacent to 10 Skipton Road Skipton Road Foulridge	0.027	Intensification	Slope down site from East to West	Medium - visible from Skipton Road	Other (add comment) Possible garden land, grassed open land		Residential, restaurant	The site slopes slightly to the West, however, the topography would not prevent the site from being developed. The site should therefore remain included in the study at this stage of the assessment.
688	Land adjacent to Canal House Warehouse Lane Foulridge	0.343	Vacant not PDL	Reasonably flat - slopes up the back of the site - Eastern Edge. Bit undulating / hummocky.	Medium - quite a large site on the edge of the settlement.	Open Space Open field / grassed open land - walled boundaries.		Industrial units, residential, canal	
695	Land behind the Works Station Road Foulridge	0.234	Vacant not PDL	Steep slope	Medium - visible from main road	Open Space Grassed vegetated land	Limited vehicular access (main access through car park at top of site).	Residential, car park	Consider including in the OSA Include although topography may be restrictive.
699	Land next to 416 Gisburn Rd Gisburn Road Blacko	0.027	Vacant not PDL	Slope from NW - SE	Medium - infill plot	Open Space Grassed area		Residential	Near a war memorial. Consider including in the OSA

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704	Land in front of Straitgate Cottages Blacko Bar Road Roughlee	0.138	Vacant not PDL	Flat	Medium	Other (add comment) Small portion of site private garden and garages, larger part of site open field with no apparent use other than as seating area (bench in middle)	None	Residential	Majority of site should be included, although not the part used as a private garden land - which is well established and maintained
717	Land to the East of St Mary's Junior School Spenbrook Road New Church in Pendle	0.071	Vacant not PDL	Very slight gradient NW to SE	Low	Other (add comment) Vacant field, potentially used for grazing though no evidence at time of visit	Would have to extend driveway track through farm buildings	Primary school, graveyard	Potential site if access issues could be resolved
727	Land between 290 and 300 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley La	0.068	Vacant not PDL	Flat	Medium	Other (add comment) Overgrown grass / wasteland	Poor surface on track off Wheatley Lane Road. Would perhaps require resurface, plus removal of part of boundary wall into site. Otherwise access through car park in front of site	Residential, farmland and car park. PH 50 yards down road	Potentially suitable site for infill development
741	Land adjacent to 28 Old Laund Street Old Laund Street Fence and Wheatley La	0.017	Car park	Flat	Medium	Other (add comment) Car park	None	A6068 main road, playground, residential	
767	Land off Barkerfield Close Barkerfield Close Higham	0.129	Intensification	Flat	Low	Residential Used as garden land, parking, garage and also significant part unused and overgrown	Would require proper surface to back portion of site	Residential	Include part of site only, area unused and overgrown
775	Land between 422-428 Colne Road Colne Road Kelbrook	0.040	Vacant not PDL	Flat	Medium - the site is on the edge of the settlement.	Other (add comment) Agricultural land	The site is near a bend - possibly problems with visibility splays	Residential, main road	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
785	Land behind the Bungalow Harden Road Kelbrook	0.101	Vacant not PDL	Site slopes from NE to SW	Medium	Other (add comment) Paddock		Residential	
790	Land off Colne Road Colne Road Kelbrook	0.090	PD vacant & derelict	Reasonably level	Medium - visible from the main road	Open Space Part open space, part derelict sheds		Car showroom / garage, industrial units.	
797	Land at the corner of Kenilworth Drive Kenilworth Drive Earby	0.015	Vacant not PDL	Flat	Visible from neighbouring properties	Open Space Highway verge		Residential, amenity open space	Consider including in the OSA
805	Land adjacent to the Cricket Pavillion Hartley Street Earby	0.041	Intensification	Level	Visible from neighbouring properties	Employment Caravan storage in yard adjoining workshop.			Developable site and it does not appear to be integral to the business use adjacent.
809	Land adjacent to 48a Longroyd Road Longroyd Road Earby	0.413	Vacant not PDL	Slopes gently to the West	Visible from neighbouring properties, Earby CC and possibly in views from the South	Other (add comment) Vacant land	Vehicular access will need to be constructed	Vacant mill to the North, sport pitch to the West and residential to the East and South	
811	Land behind 26-28 Barnwood Road Barnwood Road Earby	0.086	Vacant not PDL	Gentle slope down to the South	Visible in views from the South	Other (add comment) Vacant land	No highways access	Residential, agriculture	Access would need to be constructed from Barnwood Road.
816	Garages off New Road New Road Earby	0.633	Intensification	Slight slope down the site N-S. Slight incline to access into the site.	Medium - large site - visible from the main road and from distant views.	Other (add comment) Garage site - under used		Residential, commercial	This site is an underused garage site which is prime for redevelopment.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
832	Land to the South of the Bungalow Croft Street/Nook Croft Earby	0.06	Vacant not PDL	Flat	Low	Other (add comment) Open field / vacant land		Residential, garages, Earby Beck	Gate from adjacent property (the Bungalow) into site but no evidence that site is extension of or used as garden
833	Land off Red Lion Street Red Lion Street Earby	0.032	Car park	Flat	Medium	Other (add comment) Temporary car park	None	Residential, Red Lion (PH)	Pendle Borough Council owned car park Temporary car park
836	Land between School Fields and Old Lane Old Lane Earby	0.534	Vacant not PDL	Gentle slope NW to SE	Medium	Other (add comment) Open field - sheep grazing. Vacant land.		Works, residential	Site is located within the middle of Wardle Storey's operations. The site is included at this stage but it is acknowledged that an alternative use may be more appropriate.
845	Land behind the Moorlands Manchester Road Barnoldswick	0.099	PD vacant & derelict	Flat	Low	Other (add comment) Car park and storage area for local houses	Resurfacing probably required up to site	Letcliffe Country Park, residential	
855	Former Reservoir Park Hill Barnoldswick	0.372	PD vacant & derelict	Majority of site flat but steep bank at top and bottom of site (E and W sides)	High	Other (add comment) Old reservoir, filled in and redundant		Residential	Not all site would be developable due to steep banking down to houses on Park Road. Also possible issue with contamination from former use?
862	Land off Sussex Street Sussex Street Barnoldswick	0.023	PD vacant & derelict	Flat	Medium	Residential Derelict land (part) - possibly previously used as garden	None	Car park, residential	Small part of site has relatively new garage constructed. (No.9) Only the northern half of site derelict and potential to use Derelict land - Only part of site available for development.
865	Land at Wapping Westgate Barnoldswick	1.059	Vacant not PDL	Gradient S - N	Medium	Other (add comment) Open field / grassland	Would require access from Mill St alongside Mill, or alternatively through site 866 if also developable	Mill, residential	Part of site at West end should potentially be excluded due to allotment use. Part of site to be included could be merged with site 866

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
866	Land South of Mill Street Mill Street Barnoldswick	0.132	Vacant not PDL	Gentle slope S - N	Medium	Other (add comment) Storage, garage, and open field		Garage - not clear if operating though at time of visit	If included, site could be merged with Site 865
881	Land behind Raikes Cottage Rainhall Road Barnoldswick	0.651	Vacant not PDL	The topography of the site varies. Part of site (northern end) steeply banked, other areas moderately banked or flat	Medium	Other (add comment) Open fields, possible grazing land though not at time of site visit. Public footpaths run through south of site	Access off Long Ing Lane would require demolition of part of stone wall.	Residential	Apparently good site for housing, could potentially be merged with Site 880 to form a single hectare site Include but note that the topography of the site may severely constrain development.
908	Land behind the Ambulance Station Brogden Lane Barnoldswick	0.09	Vacant not PDL	Flat	Low	Other (add comment) Grassed area adjacent to ambulance station	Potentially development would restrict access to ambulance station	Residential, agriculture	Number of medium / large trees on site
909	Land to the East of Hazel Bank Brogden Lane Barnoldswick	0.19	Intensification	Flat	Low	Other (add comment) Storage yard/area for agricultural vehicles and building materials	None	Residential	
910	Land between 4 and 6 Banks Hill Banks Hill Barnoldswick	0.08	Vacant not PDL	Slight bank up from road but otherwise mostly flat	Low	Other (add comment) Open area of grassland	None	Residential	
925	Land behind 1-4 Applegarth Applegarth Barnoldswick	0.067	Intensification	Flat	Medium	Residential Part private garden, triangle of land to north either unused or potentially a chicken run		Residential	Part of site should be included only,(the triangular north section of site)
927	Land behind Westwood Pasture Close Barnoldswick	0.236	PD vacant & derelict	Flat	Medium	Other (add comment) Land overgrown, previously dwelling on site but many years ago	Potentially difficult to access off track off end of Applegarth. Currently gated access beyond Applegarth public highway	Residential	Although PDL, so overgrown that almost could be classed as vacant not PDL - some foundations of previous house still showing though

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
945	Land adjacent to 7 Carrier's Row Carrier's Row Laneshawbridge	0.060	Vacant not PDL	Uneven grassed land	Low - surrounded by residential	Other (add comment) Vacant, vegetated land	None	Residential	
953	Land at Hall House Farm Foulds Road Trawden	0.041	Vacant not PDL	Gentle gradient	Medium	Other (add comment) Open field with pens	Access through stone wall	Residential	A few newly staked trees on site. Boundary unclear
963	Land at the end of Bright Terrace Bright Terrace Trawden	0.32	Intensification	Flat	Medium	Other (add comment) Garage/store and small agricultural buildings and chickens	None	Agriculture	
966	Land to rear of 2 Colne Road Colne Road Trawden	0.063	Vacant not PDL	Flat	Medium	Other (add comment) Chicken run and coups	Narrow track to access	Residential	Non-intensive use for large area
981	Land at the bottom of Midgley Street Midgley Street Colne	0.013	Vacant not PDL	Flat grassed area	Medium - surrounded by residential and visible from open countryside	Open Space Grassed open space with seating	None	Residential	Consider including in the OSA Site may be better included in the open space audit. Site would be suitable for infill development.
983	Land at Marsden Cottage Higher Reedley Road Brierfield	0.208	Intensification	Flat in parts - steep banking in others	Low	Other (add comment) Former quarry area and garden land.		Residential	
984	Fernbank Mill Fernbank Avenue Barnoldswick	2.43	Commercial building	Flat - slightly steep at back of site	Medium - High prominence large site on the edge of the settlement.	Employment Currently in employment use.		Residential	The building is occupied by companies on short term leases. These lease are due to run out in the short term period and the site will then become available. Site would need to be developed with site 986.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
986	Land to the rear of Fernbank Mill Fernbank Avenue Barnoldswick	1.291	Commercial building	Slope up to higher level site.	Medium - High - on the edge of the settlement - large site.	Employment Concrete works		Residential, agriculture	Would need to be developed in conjunction with Site 984. The site is still in commercial use but is soon to be vacated as the company are actively looking for a new location - site would need to be developed with site 984.
987	Land to the rear of 6 Claremont Street Colne	0.027	Intensification	Flat hard surface with new detached house	Low - surrounded by residential	Other (add comment) New development	None	Residential, builders yard	
989	Land to the rear of Southfield Street Nelson	0.268	PD vacant & derelict	Site is split into two sections - stepped	Medium - elevated site	Employment Part of the site is car parking for employment uses, the other part of the site is allotments.	New road surface required	Residential, commercial	
995	Workshop premises at Bank Street Barnoldswick	0.032	Intensification	Flat	Medium	Other (add comment) Former workshop and yard looks vacant.		Residential	
1000	Land at Heather Close Heather Close Brierfield	0.088	Vacant not PDL	Steep banking / slope	Low	Open Space Open / grassed area		Residential	Small infill plot - topographical issues may constrain any potential development.
1002	Site between 27 and 29 Highgate Highgate Nelson	0.557	Vacant not PDL	Some parts reasonably flat / gentle slope. Other parts of site have a steep slope.	Medium - hillside location	Open Space Grassed / vegetated open land.	Some improvements needed to the road surfaces	Residential, school	Parts of site undevelopable due to topography.
1003	Riverside Mill Charles Street Nelson	2.9	PD vacant & derelict	Uneven in places, some flat hardstandin, some steeper slopes.	Medium - large site	Employment Vacant and derelict employment site		School , commercial, residential	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
1004	Land to the north of Shaw Street Shaw Street Colne	1.155	Vacant not PDL	Site slopes	Medium - on the hillside	Open Space Grassed area with trees		Residential	
1010	Land adjacent to 21 Crabtree Street Shaw Street Colne	0.018	Intensification	Slight sloped grassed area	Low - surrounded by residential	Open Space Grassed open land.	None	None	Consider including in the OSA
1012	Glenroy Offices Colne	0.062	Commercial building	Flat hard standing with derelict building	Low - surrounded by residential	Other (add comment) Council Housing Office for North Valley	None	Residential	Redundant old people's home.
1013	Judge Fields Colne	0.183	Vacant not PDL	Flat grassed area with footpath	Low - surrounded by residential	Open Space Open space	None	Residential	Consider including in the OSA
1014	Robert Street Garage Site Robert Street Nelson	0.221	Intensification	Flat in parts, sloped areas - general level split / slope down the site from NE to SW	Medium	Residential Garages		Residential	
1015	Williams Hall Barkerhouse Road Nelson	0.088	Intensification	Slight slope	Medium - on main road	Leisure Former community centre		Residential	
1019	26-28 Blucher Street Blucher Street Colne	0.012	Commercial building	Flat - vacant building	End of terrace	Other (add comment) Former retail unit		Residential	
1020	40 Oak Street Oak Street Colne	0.007	Commercial building	Flat - existing building	End of terrace site.	Other (add comment) Vacant retail		Residential	

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
1021	Mansfield High School Taylor Street Brierfield	1.536	Intensification	Flat	Medium - large school site	Other (add comment) Education - High School		Residential, health centre	Site is likely to become vacant in the future once the new super school is built.
1023	Car park off Junction Street Junction Street Brierfield	0.125	Car park	Flat / slight slope down to NW	Low	Other (add comment) Vacant / under used car park		Commercial, gas works, residential	
1024	Applegarth Works Hartley Street Earby	0.027	Commercial building	Flat	Existing building	Other (add comment) Underused building / garage		Residential	Redevelopment potential.
1027	Former Spen Brook Mill Spen Brook Road Spen Brook	0.896	Commercial building	Level	Medium - large factory premises	Employment Vacant factory		Residential, agriculture	Potential to convert the mill building and redevelop the yard area.
1028	Garage site off Hargreaves Street Hargreaves Street Colne	0.134	Intensification			Other (add comment) Garages			
1030	Land off Hibson Road / Cobden Street Hibson Road Nelson	0.198	PD vacant & derelict	Flat		Other (add comment) Vacant, former garage site.			This site had outline planning permission for residential development which has now expired (13/04/0211P). There is a full residential application pending on the site which has not yet been determined (13/07/0230P). As there is no valid planning permission on this site and it is vacant it should be included in the HLAA as it has the potential to provide for new dwellings.
1031	Former playground off Rakeshouse Road Rakeshouse Road Nelson	0.074	PD vacant & derelict		Medium - site visible from main road.	Open Space Former equipped area for play - now vacant		Residential, ambulance station	Former playground now unused.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
1032	Haverholt Day Nursery Haverholt Close Colne	0.24	PD vacant & derelict	Level	Medium	Other (add comment) Former day nursery now vacant.	None	Residential	Vacant, former day nursery
1033	Garage site off Juno Street Juno Street Nelson	0.233	Intensification	Level	Low - screened by existing properties	Other (add comment) Run down garage site	Improvements to access may be required.	Residential, care home.	Run down garage site.
1034	Works Off Church Street Barnoldswick	0.021	Commercial building		Low	Employment Vacant works		Public house, beck, residential	
1035	Land adjacent to 14 York Street York Street Barnoldswick	0.016	PD vacant & derelict	Level	Low	Other (add comment) Yard area		Residential	
1036	Railway sidings Knotts Lane Colne	2.747	Existing allocation	Large mainly flat grassed area	Low - surrounded by a few residential properties and open countryside	Other (add comment) Large piece of vacant land - agricultural land - previously developed railway sidings	No highway to land very small narrow track which requires repairs and maintenance	Railway track	Site allocated as a HMR reserved site for housing in the Replacement Pendle Local Plan
1037	Richard Street Nurseries Richard Street Brierfield	0.984	PD vacant & derelict		Low - surrounded by existing residential development	Other (add comment) Former nurseries	Improvements to the road surface required		
1039	Reedyford Mill Pendle Street Nelson	2.488	Commercial building			Employment	Possible improvements will be needed for access into the site.	Housing, Canal, Superstore.	Good canal side location. Could be suitable for a mix scheme use. Sustainable location near the town centre. PBC owns land adjoining (declared surplus) and could control access to development.

Site Ref	Site Name	Gross Site Area (ha)	Source of Supply:	Landscape/ Topography:	Visual Prominance	Current Land Use	Highways Issues	Neighbouring Uses	General Comments
1040	Salterforth Shed Earby Road Salterforth	2.283	Commercial building	Reasonably Flat	Medium prominence - current industrial building quite prominent in the village.	Employment Silent Night warehouse and show room	Possible highways improvements needed.	Residential	The building is almost vacant and could become available for redevelopment in the short term.
1041	Former Ecroyd Day Centre & Boulsworth Residential Home Gib Field Road Colne	1.175	PD vacant & derelict	Gentle slope from SE to NW	Low-medium: the site is surrounded on 3 sides by residential development.	Other (add comment) Site used as a Day Centre (training) and a Residential Home for Adults. The services are being relocated to other parts of Nelson and Colne.	None		

Appendix 6

List of sites excluded from the assessment after the initial site filtering process

Pendle Housing Land Availability Assessment

Initial Site Filtering Sites to be **EXCLUDED** from the assessment

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
1	Land to the side of 502 Colne Road Colne Road Brierfield	0.105	Intensification	Residential	Garden land of Brampton House, 500 Colne Road.	This site is part of the garden attached to Brampton House, 500 Colne Road. The study is not considering garden land site specifics as a source of supply.
2	Land to the rear of 514 & 512 Colne Road Colne Road Brierfield	0.058	Intensification	Residential	Garden land of 512 & 514 Colne Road	Garden of 512 & 514 Colne Road. The study is not considering garden land site specifics as a source of supply.
3	Land to the side of 11 Reedley Grove Reedley Grove Brierfield	0.025	Intensification	Residential	Garden Land of 11 Reedley Grove	This site is the garden of 11 Reedley Grove. The study is not considering garden land site specifics as a source of supply.
4	Land to the side of 17 Holden Road Holden Road Brierfield	0.061	Intensification	Residential	Garden Land of 17 Holden Road.	This site is the garden of 17 Holden Road. The study is not considering garden land site specifics as a source of supply.
5	Land to the side of 14 Borrowdale Drive Borrowdale Drive Brierfield	0.043	Vacant not PDL	Open Space	Vegetated area of land - access to playing fields through this site.	Physical constraints: River bank - possible open space.
6	Land to the side of 9 Borrowdale Drive Borrowdale Drive Brierfield	0.022	Intensification	Residential	Garden land for 9 Borrowdale Drive	This site is the garden of 9 Borrowdale Road. The study is not considering garden land site specifics as a source of supply.
7	Land at the back of Borrowdale Drive Borrowdale Drive Brierfield	0.49	Vacant not PDL	Open Space	Open space with stream, vegetation, grass, bushes etc	Physical constraints: stream and access problems. Site should be identified as open space.
9	Land at rear of 1 & 2 Kibble Bank Suncliffe Road Brierfield	0.093	Intensification	Residential	Driveways/car ports (large)	Land developed as driveway and private garage.
10	Land off Higher Reedley Road Higher Reedley Road Brierfield	0.023	Vacant not PDL	Open Space	Open space - grassed areas between houses and wall before pavement - not connected to existing houses	Should be included as open space. Site too narrow to develop and appears to provide stability for road.
12	Land at Reedley Drive (Higher Reedley Farm) Reedley Drive Brierfield	0.184	Vacant not PDL	Open Space	Wooded area of land between the newer estate and older Higher Reedley farm buildings.	This site is part of the garden land of Higher Reedley House. The study is not considering garden land site specifics as a sources of supply.
13	Land to the rear of Parsonage Drive Parsonage Drive Brierfield	1.162	Vacant not PDL	Open Space	Grassed/vegetated/ wooded area of open space	Physical constraints: stream runs through the site. Consider including this site on the OSA.
14	Land to rear Eskdale Close Eskdale Close Brierfield	0.089	Vacant not PDL	Open Space	Vacant, grassed over, strip of land over between houses and sports pitch. Potential to provide amenity open space.	Physical constraints: access issues. This site provides separation between housing and outdoor sports open space. The site is constrained by the public right of way that runs through the middle of the site.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
15	Land between 29 & 25 Reedley Drive Reedley Drive Brierfield	0.069	Vacant not PDL	Other (add comment)	PRoW runs through the middle of the site. Open, vacant land.	Physical constraints: site too narrow to develop. Public right of way runs through the site.
18	Land to the side of 8 Garsdale Avenue Garsdale Avenue Brierfield	0.095	Intensification	Residential	Existing garages, car ports, driveways for the houses on Reedley Road.	Well used existing garages/car port areas. Site in multiple ownership. The study is only considering underused, vacant or poorly maintained garage sites.
19	Land to rear of 18 Reedley Road & 86 Walter Street Reedley Road Brierfield	0.056	Intensification	Residential	Garden land for 84 Walter Street and unnumbered house on Hunter Street	This site is garden land for 84 Walter Street and a house on Hunter Street . The study is not considering garden land site specifics as a source of supply.
20	Land off Hunter St Hunter Street Brierfield	0.04	Intensification	Residential	Garden land for 1-9 Hunter Street	This site is garden land for the houses on Hunter Street. The study is not considering garden land site specifics as a source of supply.
21	Land off Robinson Lane Robinson Lane Brierfield	0.243	Intensification	Residential	Garden land for houses on Massey Street.	This site is garden land for the houses on Massey Street . The study is not considering garden land site specifics as a source of supply. Gardens in multiple ownership.
22	Land to rear of Reedley Hall Burnley Road Brierfield	0.554	Intensification	Other (add comment)	Open land attached to Reedley Hall - no specific use - slightly overgrown - a number of trees and shrubs present - grassed over.	Garden land for Reedley Hall. The study is not considering garden land site specifics as a source of supply.
23	Land off Robinson Lane & rear of Hawkswood Garden Robinson Lane Brierfield	0.163	Intensification	Residential	This site forms part of grounds of The Hawks, Hawks View and Hawks House.	This site forms part of the garden land /grounds for houses at the end of Hawks Gardens. The study is not considering garden land site specifics as a source of supply.
25	Land to side of 12 Wood Clough Platts Wood Clough Platts Brierfield	0.095	Vacant not PDL	Open Space	Stream/River including river banks - vegetation.	Physical constraints: a stream/river runs through the middle of this site. This makes the site wholly unsuitable for development for housing.
26	Land off Jewel Holme Jewel Holme Brierfield	0.093	Vacant not PDL	Open Space	Stream/River including river banks - vegetation.	Physical constraints: a stream/river runs through the middle of this site. This makes the site wholly unsuitable for development for housing.
27	Land adjacent Lob Lane Bridge Clitheroe Road Brierfield	0.105	PD vacant & derelict	Other (add comment)	Start of cycle path along the canal tow path. Vacant land. Gravelled surface.	This site is covered under an outline planning permission for residential redevelopment. Residential planning permissions are considered separately in the study.
28	Land to side of 1 Claremount St Claremount Street Brierfield	0.010	Intensification	Residential	Garden land of 1 Claremont Street	This site is covered under an outline planning permission for residential redevelopment. Residential planning permissions are considered separately in the study.
29	Land at side of 3 Belgrave Street Belgrave Street Brierfield	0.011	PD vacant & derelict	Other (add comment)	Landscaped areas at the end of a terrace block. Trees and cobbles.	This site is covered under an outline planning permission for residential redevelopment. Residential planning permissions are considered separately in the study.
30	Land to the side of 20 Clitheroe Rd Clitheroe Road Brierfield	0.038	Intensification	Residential	Garden land of 20 Clitheroe Road.	This site is the garden of 20 Clitheroe Road. The study is not considering garden land site specifics as a source of supply.
31	Land at rear of 26 Clitheroe Rd Clitheroe Road Brierfield	0.01	Vacant not PDL	Other (add comment)	Vacant, undeveloped land adjacent to the boundary of 26 Clitheroe Road. Scrub/vacant land.	Physical constraints: embankment and too narrow to develop.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
32	Land off Holden Road Holden Road Brierfield	0.545	Intensification	Residential	Gardens for houses on Holden Street.	This site is the garden land for houses on Holden Road. The study is not considering garden land site specifics as a source of supply.
33	Land to side of 3 King Street King Street Brierfield	0.037	Car park	Other (add comment)	Car park for public house	Car park for adjacent commercial premises. The study is only considering underused and temporary car parks as a source of supply.
34	Land on Dale Street Dale Street Brierfield	0.062	Car park	Other (add comment)	Part of the site is used as a car park, part of the site is open space with grass and trees.	Car park for adjacent commercial premises. The study is only considering underused and temporary car parks as a source of supply.
36	Land off Glen Way Glen Way Brierfield	0.016	Car park	Other (add comment)	Car Park/Yard for the Railway Tavern Public House	Pub car park in use. The study is only considering underused and temporary car parks as a source of supply.
37	Land to side of 81 King St Terrace King Street Terrace Brierfield	0.076	Intensification	Residential	Garages / garden land for houses on Holden Road / King Street Terrace	Well used garages and garden land. Not considering site specific garden land as a source of supply.
39	Land in front of 6-34 Landless Street Landless Street Brierfield	0.26	Intensification	Residential	Open garden land for 6-34 Landless Street	This site is the garden land for houses on Landless Street. The study is not considering garden land site specifics as a source of supply.
40	Land adjacent to 6 Landless Street Landless Street Brierfield	0.013	Intensification	Residential	Garage and garden attached to 6 Landless Street	This site is the garden garage for 40 Landless Street. The study is not considering garden land site specifics as a source of supply.
41	Land between 56 Forest View and 87 Sackville Gardens Sackville Gardens Brierfield	0.117	Intensification	Residential	Garden Land of 56 Forest View	This site is the garden land of 56 Forest View. The study is not considering garden land site specifics as a source of supply.
42	Garages at the end of St James Street St James Street Brierfield	0.093	Intensification	Residential	Garages	Garage site still in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
43	Land to rear of Riley Street Riley Street Brierfield	0.185	Intensification	Residential	Garden Land	This site is garden land for houses on St James Street. The study is not considering garden land site specifics as a source of supply.
45	Playground to the rear of Oxford Street Oxford Street Brierfield	0.046	Intensification	Leisure	New EAP, thin piece of grass land and back street make up this site.	New development constraints: new play area created on this site (not shown on the map when undertaking the initial desktop site search). The site is no longer available for housing development.
46	Land off Railway Street Railway Street Brierfield	0.137	Car park	Other (add comment)	Car park/pick up area for Brierfield Railway Station	This site is the car park of Brierfield Railway Station and forms the access to the station. It can not be redeveloped for housing. The study is only considering underused and temporary car parks as a source of supply.
47	Land off Cross Street Cross Street Brierfield	0.076	Car park	Other (add comment)	Car park - over half empty - 13 spaces empty.	Car park reasonably well used. The study is only considering underused and temporary car parks as a source of supply.
48	Land between Carlrn St & Oxford St Carlton Street & Oxford Street Brierfield	0.131	PD vacant & derelict	Other (add comment)	New steel frame building under construction for new Mosque - site flattened and levelled.	New development constraints: this site is now unavailable for housing due to the development of the new Mosque

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
50	Land to the side of 19 Colne Road Colne Road Brierfield	0.015	Intensification	Open Space	Brierfield Peace Garden	Site should be considered as open space. Consider including in the OSA.
51	Land to rear of 19 Colne Road Colne Road Brierfield	0.028	Intensification	Open Space	Tarmaced, kick about area.	Site should be considered as open space. Consider including in the OSA.
52	Land to rear of the Health Centre Hartington Street Brierfield	0.117	PD vacant & derelict	Other (add comment)	New Brierfield Health Care Centre	New development constraints: new Brierfield Health Centre now built. Site is now unavailable for housing development
53	Land on junction of Arthur St & Hartington St Arthur Street & Hartington Street Brierfield	0.023	Vacant not PDL	Open Space	Small grassed area in front of Brierfield Health Centre	Physical and amenity constraints: landscaped land to front of health centre. Development of this site would block the entrance to the health centre.
55	Land between 2 & 8 Primrose Street Primrose Street Brierfield	0.012	Intensification	Residential	Garden land	This site is the garden of 8 Primrose Street. The study is not considering garden land site specifics as a source of supply.
56	Land to the side of 15 Halifax Road Halifax Road Brierfield	0.019		Other (add comment)	Front garden of place of worship - this area of land leads to the entrance of the building.	Physical and amenity constraints: garden land for place of worship - any development would block the access to the existing building. The study is not considering garden land site specifics as a source of supply.
58	Land at Carlton Street Carlton Street Brierfield	0.011	Car park	Other (add comment)	Back yard of T&F Steel Design and next to gym.	Car park for commercial premises. The study is only considering underused and temporary car parks as a source of supply.
59	Land off High Street High Street Brierfield	0.032	Intensification	Residential	Garden land for the houses surrounding - Housing Pendle houses	This site is the garden land of Housing Pendle houses on Church Street. The study is not considering garden land site specifics as a source of supply.
60	Land off Union Street Union Street Brierfield	0.027	Intensification	Leisure	Garden to Brierfield Working Men's Club	This site is the garden land of Brierfield Working Men's Club, Union Street. The study is not considering garden land site specifics as a source of supply.
61	Land off Crabtree Street Crabtree Street Brierfield	0.013	Intensification	Residential	Garages/Car parks/Driveways - hard standing surface, reasonably used	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
62	Land to the side of 31 Walter Street Walter Street Brierfield	0.019	PD vacant & derelict	Open Space	Hard standing, stone flower beds, shrub vegetation and seating. Ideal amenity open space.	Site should be identified as amenity open space.
63	Land at Birtwistle Close Birtwistle Close Brierfield	0.066	Intensification	Residential	Part communal garden and part car park for Birtwistle Close	This site is the garden land and car park area for houses on Birtwistle Close. The study is not considering garden land site specifics as a source of supply.
64	Land off Bird Street Bird Street Brierfield	0.263	Vacant not PDL	Open Space	Part of Walter Street Primary School playing fields	Physical constraints: school playing field open space. New extension has reduced the size of the site and the close proximity to the school renders it unsuitable for development.
65	Land to the side of 20 Wood Street 20 Wood Street Brierfield	0.012	Intensification	Open Space	Path way, grassed area, trees and paving - connecting streets together	Physical constraints: public right of way runs through the site. Site should be identified as open space. Consider including on the OSA

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
67	Land between 19 & 13a Burnley Road Burnley Road Brierfield	0.034	PD vacant & derelict	Other (add comment)	Car storage area, yard, tyre store.	Site in active commercial use. Although site in a state of poor maintenance. Study only considering vacant employment sites as a source of supply.
68	Land around the Day Nursery on Richard Street Richard Street Brierfield	0.186	Intensification	Residential	Garages for surrounding properties.	Active garage site and day nursery and grounds. Study only considering underused, vacant or poorly maintained garage sites.
69	Land at Henry Gardens Henry Gardens Brierfield	0.035	Car park	Open Space	Car park for the bungalows at Henry Gardens	Car park for residents of the Henry Gardens estate. The study is considering underused and temporary car parks as a source of supply.
71	Land at Sefton St & Burton Gardens Sefton Street Brierfield	0.059	Vacant not PDL	Open Space	Small wooded area - close to school	Educational use: this site is part of the school grounds and is unavailable for development.
72	Land off Park Lane Park Lane Brierfield	0.033	Intensification	Residential	Garages for surrounding residential area	Garage site in active use. The study is only considering underused, vacant or poorly maintained garage sites.
73	Land to the rear of 101 Halifax Road Halifax Road Brierfield	0.025	Intensification	Residential	Garages (look well used)	Garage site in active use. The study is only considering underused, vacant or poorly maintained garage sites.
74	Land to the side of 118 Halifax Road Halifax Road Brierfield	0.045	Intensification	Other (add comment)	Garden land / garage site	This site is the garden land of houses on Halifax Road. The study is not considering garden land site specifics as a source of supply.
75	Land in between 134 & 136 Halifax Road Halifax Road Brierfield	0.034	Intensification	Residential	Garage / garden land for 136 Halifax Road	This site is the garden land of 136 Halifax Road. The study is not considering garden land site specifics as a source of supply.
76	Land to the side of 65 Higher Reedley Road Higher Reedley Road Brierfield	0.133	Car park	Leisure	Car park for the playing fields	Car park for Parsons Clough Playing Field and recycling point. Car park well used when sporting activities take place. The study is only considering underused or temporary car parks as a source of supply.
77	Large piece of land to the rear of 188 Halifax Road Halifax Road Brierfield	1.512	PD vacant & derelict	Other (add comment)	Garages, caravan storage area, hard standing	Planning permission for new superschool. Site unavailable for development.
78	Land to rear 73,75 & 77 Higher Reedley Rd Higher Reedley Road Brierfield	0.027	Intensification	Residential	Garden land for 73-77 Higher Reedley Road	This site is the garden land of 73-77 Higher Reedley Road. The study is not considering garden land site specifics as a source of supply. Restricted access.
79	Land to rear of Lane Ends Public House Higher Reedley Road Brierfield	0.070	Car park	Leisure	Car park for the Lane Ends Inn	Well used Public House car park. The study is only considering underused and temporary car parks as a source of supply.
80	Land to rear Marsden Cross Inn Higher Reedley Road Brierfield	0.256	Intensification	Residential	Grassed area with football goals (area behind Marsden Cross Inn) - Beer garden. Other area is garden land for houses on Higher Reedley Road.	This site is the garden land for houses on Higher Reedley Road and the garden of Marsden Cross Inn. The study is not considering garden land site specifics as a source of supply.
82	Land off Heather Close Heather Close Brierfield	0.086	Vacant not PDL	Open Space	Grassed/vegetated area with large pine trees	Physical constraints: quarry side, steep quarry slope, potential stability issues.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
83	Land adjacent to 40 Kings Causeway Kings Causeway Brierfield	0.026	Intensification	Residential	Garage / driveway site	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites. Physical constraints: site too narrow to develop.
87	Land off Brunswick Street Brunswick Street Nelson	0.615	Commercial building	Employment	Operational area	Operational area for Lima Engineering. Study only considering vacant employment sites as a source of supply.
88	Land at the end of Brunswick Street Brunswick Street Nelson	0.316	Commercial building	Employment	Yard / storage area for commercial use	Operational area. The study is only considering vacant employment sites as a source of supply.
89	Land off Lily Street Lily Street Nelson	0.252	Intensification	Other (add comment)	A mix of uses on this site including allotment type gardens, garages, vehicle storage.	Garages and allotments in active use. Study only considering underused, vacant or poorly maintained garage sites as a source of supply.
91	Land to rear of Beresford Street Beresford Street Nelson	0.254	Intensification	Other (add comment)	Garages	The Council is taking a long lease on this site for open space / car parking for residents. As this is a firm proposal the site should be excluded from the study.
92	Land off Boston St Boston Street Nelson	0.134	Intensification	Employment	Vacant area and storage area for works	Operational area for Manhattan Showers. The study is only considering vacant employment sites as a source of supply.
93	Large piece of land to the side of 384 Railway St Railway Street Nelson	1.847	Vacant not PDL	Other (add comment)	Agriculture	Site could be considered as open space - allotments typology. Physical constraints: narrow access.
95	Land opposite 7 Beech Tree Close Beech Tree Close Nelson	0.038	Car park	Other (add comment)	Car park for residents on Beech Tree Close	Residents car park and landscaped area. The study is only considering underused and temporary car parks as a source of supply.
96	Land across from 140 Beaufort Street Beaufort Street Nelson	0.133	Vacant not PDL	Open Space	Large grassed verge area.	Physical constraints: steep landscape slope. This site could be identified as open space. Consider including in the OSA.
97	Land to the side and rear of 58 Waidshouse Rd Waidshouse Road Nelson	0.118	Vacant not PDL	Open Space	Landscape verged area	Physical constraints: steep landscape slope. This site could be identified as open space. Consider including in the OSA.
100	Land across from 171 Waidshouse Road Waidshouse Road Nelson	0.096	Intensification	Residential	Gardens, garages, car ports	Garages and garden land. The study is not considering garden land site specifics as a source of supply. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
101	Land to rear of 158 to 118 Halifax Rd Halifax Road Nelson	0.196	Intensification	Residential	Used as garages, gardens, car ports, drives.	This site is the garden/garage land of house on Halifax Road. The study is not considering garden land site specifics as a source of supply.
102	Land to rear of 90 Halifax Road Halifax Road Nelson	0.027	Intensification	Residential	Garden/garages	This site is the garden land of 88-90 Halifax Road. The study is not considering garden land site specifics as a source of supply.
103	Land across from 293 Chapelhouse Road Chapelhouse Road Nelson	0.179	Vacant not PDL	Open Space	Open grass land / church yard.	Open space for the Church / play area for the school. Include in the OSA.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
109	Land off Edge End Lane Edge End Lane Brierfield	0.439	Intensification	Residential	Garden/grounds of Edge End Hall	This site is the garden land/grounds of Edge End Hall. The study is not considering garden land site specifics as a source of supply.
110	Land opposite Roseland Avenue Roseland Avenue Colne	0.027	Intensification	Residential	Garden land, vehicle storage	This site is the garden land for houses on Roseland Avenue. The study is not considering garden land site specifics as a source of supply.
111	Land at Granville Road Granville Road Brierfield	0.074	Intensification	Other (add comment)	Currently used as garage site. Looks as though its used often and is maintained.	Garages still in use. The study is only considering underused, vacant or poorly maintained garage sites.
112	Land between 30 Mansfield Grove & 1 Mansfield Crescent Mansfield Crescent Brierfield	0.02	Vacant not PDL	Open Space	Entrance to Bent Head Playing Fields	This site could be identified as open space. Consider including in the OSA. Physical and amenity constraints: A principle entrance to the playing fields - any development of this site would remove this entrance / access.
113	Land to rear 10 Mansfield Crescent Mansfield Crescent Brierfield	0.022	Vacant not PDL	Open Space	Open space - grassed area around houses	Physical and amenity constraints: size and shape issues would make the site difficult to develop. Any development would negatively impact on the surrounding residential area.
114	Land to rear of 20 Mansfield Crescent Mansfield Crescent Brierfield	0.065	Intensification	Residential	Garden land for 7 Limefield Avenue	This site is the garden land for 7 Limefield Avenue. The study is not considering garden land site specifics as a source of supply.
117	Land to the rear of 18 Woodville Road Woodville Road Brierfield	0.109	Intensification	Other (add comment)	Currently used as garage site.	The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
119	Land between 85 & 73 Colne Road Colne Road Brierfield	0.027	Car park	Other (add comment)	Currently used as car park area for customers of the public house.	Well used pub car park. The study is only considering underused or temporary car parks as a source of supply.
120	Land to side of 73 Colne Road Colne Road Brierfield	0.017	Car park	Other (add comment)	Currently used as car park.	The study is only considering underused or temporary car parks as a source of supply.
122	Land to rear of 2 to 12 Glen Way Glen Way Brierfield	0.448	Vacant not PDL	Open Space	Derelict open space - not in use grassed area with small trees	Physical constraints: topographical issues - narrow and embankment problems.
124	Land inbetween 120 & 146 Glen Way Glen Way Brierfield	0.025	Intensification	Other (add comment)	This site is garden land as it is fenced down both sides but it does not appear to be looked after.	This site is garden land for houses on Colne Road. The study is not considering garden land site specifics as a source of supply.
125	Land to side of 16 Glen Way Glen Way Brierfield	0.027	Intensification	Employment	Access to commercial properties	Physical constraints: this site is the access route to Nelson Joinery.
128	Land to rear of Taylor Street Taylor Street Brierfield	0.205	PD vacant & derelict	Other (add comment)	Newly developed housing estate	New development constraints: housing estate developed on this site. The site is now not available for development.
129	Land to side of 100 Colne Road Colne Road Brierfield	0.012	PD vacant & derelict	Other (add comment)	Derelict, vacant land to the side of the Unique Interiors store.	Physical constraints: this site is considered too small to be developed. The site is also too close to the railway line and is also restricted by a steep bank to the rear of the site.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
130	Land to the side of 31 Timber Street Timber Street Brierfield	0.029	Commercial building	Employment	Tarmaced yard for lorry storage for the haulage firm.	Well used vehicle storage area - would only be available if company moved - no indication that this is likely. The study is only considering vacant employment sites as a source of supply.
132	Land to side of 61 Colne Road Colne Road Brierfield	0.055	Commercial building	Retail	Part garage forecourt, part car showroom	Site currently in use for employment/retail. The study is only considering vacant employment sites as a source of supply.
134	Land across from 36 Bank St Bank Street Brierfield	0.032	Intensification	Residential	Garden land for houses on Bank Street	This site is garden land for houses on Bank Street. The study is not considering garden land site specifics as a source of supply.
136	Land to rear of Pendle View Medical Centre Arthur Street Brierfield	0.1	Car park	Other (add comment)	Car park / garage site for O'Hagan Court.	Well used car park and garage site. The study is only considering underused and temporary car parks and underused, vacant or poorly maintained garage sites as a source of supply.
139	Land at Back Commercial Street Back Commercial Street Brierfield	0.066	Intensification	Residential	Garden land for 7-29 Humphrey Street	This site is garden land for houses on Humphrey Street. The study is not considering garden land site specifics as a source of supply.
140	Land to the side of 27 & 29 Humphrey St Humphrey Street Brierfield	0.003	Intensification	Residential	Small grassed garden area of land adjacent to 29 Humphrey Street.	This site is garden land for 29 Humphrey Street. The study is not considering garden land site specifics as a source of supply. Site is also possibly too small to develop.
141	Land to side of 52 Colne Road Colne Road Brierfield	0.006	Car park	Other (add comment)	Car park	Well used car park. The study is only considering underused and temporary car parks as a source of supply.
142	Land on John Street John Street Brierfield	0.007	PD vacant & derelict	Employment	Land connected to the factory/works adjacent to the site.(WJC)	Physical constraints: site too small to develop. The site is in commercial use. The study is only considering vacant employment sites as a source of supply.
143	Car Park off Beatie Street Beatie Street Brierfield	0.047	Car park	Other (add comment)	Library / community centre car park	Well used/essential car park. The study is only considering underused and temporary car parks as a source of supply.
144	Land to side of 33 Berkeley Street Berkeley Street Brierfield	0.005	Intensification	Residential	Garden/Drive way of 33 Berkley Street	This site is the garden / drive way of 33 Berkley Street. The study is not considering garden land site specifics as a source of supply.
145	Land to rear of 43 Clitheore Rd Clitheore Road Brierfield	0.051	Intensification	Residential	Garden land of 43 Clitheroe Road	This site is the garden of 43 Clitheroe Road. The study is not considering garden land site specifics as a source of supply.
153	Land to side of 137 Colne Rd Colne Road Nelson	0.062	Commercial building	Retail	Conservatory Show Room	This site is currently occupied by a conservatory show room and there is no evidence of intentions that suggest that this site will become vacant. The study is only considering vacant employment sites as a source of supply.
154	Land across from 261 Manchester Rd Manchester Road Nelson	0.13	Commercial building	Retail	Petrol Station	This site is currently occupied by a petrol station and there is no evidence of intentions which suggest this site will become vacant. The study is only considering vacant employment sites as a source of supply.
155	Land to side of Spring Bank Mill Lomeshaye Road Nelson	0.534	Commercial building	Employment	Storage yard	Site occupied by Council Storage yard / depot. There is no evidence that this use will cease. The study is only considering vacant employment sites as a source of supply.

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156	Land to rear of Lancaster Gate Lancaster Gate Nelson	1.653	Vacant not PDL	Open Space	Vegetated / unkept open land	This site is not maintained by Parks, Cemeteries and Outdoor Recreation and is not allocated as open space. However, access constraints would restrict the development of this site and it should be excluded from the assessment.
159	Land adjacent to 6 Dunderdale Avenue Dunderdale Avenue Nelson	0.013	Intensification	Residential	Front garden area	Physical constraints: an extremely small/narrow piece of land. This site is the front garden land for 6 Dunderdale Avenue. The study is not considering garden land site specifics as a source of supply.
160	Land to rear of 71 Highgate Highgate Nelson	0.058	Vacant not PDL	Open Space	Grassed banking - part of the housing estate.	Physical constraints: far too steep and narrow to develop anything on it.
161	Land adjacent to 25 The Ridgeway The Ridgeway Nelson	0.011	Vacant not PDL	Open Space	Small fenced off grassed piece of land	Physical and amenity constraints: this site is too small to develop and difficult to access. Development of the site would impact of residential amenity.
162	Land to side of St John Primary School Off Lancaster Gate Nelson	0.194	Vacant not PDL	Open Space	Educational Open Space	Educational use: this site is part of the school grounds and is unavailable for development.
163	Land to side of 5 Lomeshaye Rd Lomeshaye Road Nelson	0.020	Intensification	Open Space	Hard landscape area	The site has been developed as open space and should be considered for inclusion in the OSA.
164	Land off Lomeshaye Road Lomeshaye Road Nelson	0.055	Car park	Employment	Car Park for offices	Car park for the adjacent office development. The study is only considering underused and temporary car parks as a source of supply.
165	Land on Garage site Hope St Hope Street Nelson	0.018	Car park	Employment	Car Park	Well used car park for company. The study is only considering underused or temporary car parks as a source of supply.
166	Land at South View off Lomeshaye Rd Lomeshaye Road Nelson	0.017	Intensification	Residential	Gardens	This site is the garden land for houses on South View. The study is not considering garden land site specifics as a source of supply.
168	Land off Hibson Rd Hibson Road Nelson	0.074	Intensification	Residential	Garages	Well used garage site. The study is only considering underused, vacant or poorly maintained garages as a source of supply.
169	Land to side of 1 High Gate High Gate Nelson	0.080	Intensification	Residential	Garages / garden / driveways / carports	This site is garden/garage land for houses on Hibson Road. The study is not considering garden land site specifics as a source of supply. The garages are well maintained and used.
170	Land at Chapelhouse Cottage Hibson Road Nelson	0.068	Intensification	Residential	Garden land for Chapel House	This site is the garden of Chapel House, Bentley Road. The study is not considering garden land site specifics as a source of supply.
171	Land to side of 94 Romney St Romney Street Nelson	0.035	Car park	Leisure	Car Park for the club	Car park for the club. The study is only considering underused and temporary car parks as a source of supply.
172	Land off Bradshaw Street Bradshaw Street Nelson	0.06	Intensification	Other (add comment)	Educational Use - sports ground / hard surface	Educational use: this site is part of the school complex and well used. It is therefore not available or suitable for development.
176	Car Park off Bradshaw Close Bradshaw Close Nelson	0.043	Car park	Residential	Residential Car Park	Car Park for the residents of the Bradshaw Close estate. The study is only considering underused or temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
177	Triangle piece of land behind 23 Leonard Street Leonard Street Nelson	0.008	Intensification	Residential	Garden / car storage	This site is the garden / car port area for 23 Leonard Street. The study is not considering garden land site specifics as a source of supply.
178	Land behind the Works off Vernon Street Vernon Street Nelson	0.023	Commercial building	Employment	Scaffolding storage yard	Currently in use as a scaffolding storage yard - no evidence of landowners intentions. The study is only considering vacant employment sites as a source of supply.
182	Land adjacent to 63 Carleton Street Carleton Street Nelson	0.015	Intensification	Residential	Site currently under construction - garage	New development constraints: site no longer available - construction of garage has been started.
183	Land to the side of 14 Rosser Court Rosser Court Nelson	0.007	Intensification	Open Space	Hard landscaped open space	Physical constraints: site too small / irregular shape to develop. Hard landscaped open space.
184	Land in front of 12 - 34 Rickard Road Rickard Road Nelson	0.109		Other (add comment)	Car Park/Open Space	The majority of the site is a well used car park. The study is only considering underused and temporary car parks as a source of supply.
185	Car Park off Berkeley Close Berkeley Close Nelson	0.058	Car park	Residential	Residential car park	Well used residential car park. The study is only considering underused and temporary car parks as a source of supply.
186	Land in front of 15-19 Berkeley Close Berkeley Close Nelson	0.059	Intensification	Residential	Car park / open garden area for residents of the Berkeley Close estate.	This site comprises of open garden land and car parking for the residents of the Berkeley Close estate. The study is not considering garden land site specifics as a source of supply. The study is only considering underused and temporary car parks as a source of supply.
187	Land behind 4-22 Waidhouse Road Waidhouse Road Nelson	0.101	Intensification	Residential	Gardens, garages, car ports, drives etc	This site is the garden land for houses on Waidhouse Road. The study is not considering garden land site specifics as a source of supply.
188	Land off More Street More Street Nelson	0.359	Commercial building	Employment	Landscape area - part of Fort Vale Engineering works	This site is the grounds of an engineering works and could only be developed if the who site was acquired. There is no evidence to suggest this site is likely to become vacant. The study only consider vacant employment sites as a source of supply.
189	Land off Borrowdale Avenue Borrowdale Avenue Nelson	0.152	Commercial building	Employment	Landscape are of Fort Vale Engineering works	This site is the grounds of an engineering works and could only be developed if the who site was acquired. There is no evidence to suggest that this site is likely to become vacant. The study is only considering vacant employment sites as a source of supply.
194	Land opposite 161 Manor Street Manor Street Nelson	0.056	Intensification	Residential	Garden land	This site is garden land for houses on Southfield Street. The study is not considering garden land site specifics as a source of supply.
196	Land adjacent to 293 Southfield Street Southfield Street Nelson	0.010	Intensification	Residential	Garden land	This site is the garden land of 293 Southfield Street. The study is not considering garden land site specifics as a source of supply.
197	Land of Lily Street Lily Street Nelson	0.032	Intensification	Open Space	The site is split up into a number of parts - garage, workshop and garden.	Site is currently occupied by garden and garage. The study is not considering garden land site specifics as a source of supply. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
200	Land to the side of 50 Wickworth St Wickworth Street Nelson	0.152	Intensification	Residential	Garden land	This site is the garden land of 50 Wickworth Street. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
206	Land to the side of Hartley Drive Hartley Drive Nelson	0.339	Existing allocation	Other (add comment)	Agriculture	Shape, size and topography of this site all severely constrain any development.
208	Land across from 79 Townhouse Rd Townhouse Road Nelson	0.04	Vacant not PDL	Open Space	Small area of grassed open space with trees	Site should be designated open space. Include in the OSA.
209	Land at Springhill Cottages Springhill Cottages Nelson	0.026	Intensification	Residential	Garden land	Garden land for Spring Hill cottages. The study is not considering garden land site specifics as a source of supply.
212	Land to rear of 36 Rowland Avenue Rowland Avenue Nelson	0.028	Intensification	Residential	Garden land	Garden land for 36 Rowland Avenue. The study is not considering garden land site specifics as a source of supply.
214	Land opposite 204 Barkerhouse Road Barkerhouse Road Nelson	0.747	Intensification	Open Space	Graveyard / Cemetery	Graveyard. This site should be considered for inclusion in the OSA under the Cemetery typology.
215	Land opposite 188 Barkerhouse Road Barkerhouse Road Nelson	0.706	Intensification	Open Space	Graveyard	Graveyard. This site should be considered for inclusion in the OSA under the Cemetery typology.
218	Land across from 4 Sycamore Avenue Sycamore Avenue Nelson	0.018	Intensification	Open Space	Grassed open space	Physical and amenity constraints: the site is too small to develop and would have an adverse impact on surrounding properties.
219	Land adjacent to 2 Willow Drive Willow Drive Nelson	0.018	Intensification	Open Space	Grassed and planted open space	Physical and amenity constraints: small corner plot, difficult to develop. Consider including in the OSA.
221	Land to the side of 3 Marsden Place Marsden Place Nelson	0.015	Intensification	Residential	Garages and garden land	This site is the garden land for houses on Bamford Street. The study is not considering garden land site specifics as a source of supply.
225	Land off Stafford Street Stafford Street Nelson	0.024	Intensification	Residential	Garages	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
226	Land to rear of 2 Ash Tree Grove Ash Tree Grove Nelson	0.035	Vacant not PDL	Open Space	Grassed, open land	Physical constraints: this site is too small to develop due to the proximity to the track/unmade road to the rear of the site.
227	Land to rear of 1 Wolfdene Wolfdene Nelson	0.023	Intensification	Residential	Garden land	This site is the garden land of 1 Wolfdene. The study is not considering garden land site specifics as a source of supply.
228	Land to rear of 2 Wolfdene Wolfdene Nelson	0.04	Intensification	Residential	Garden land	This site is part of the garden land of 2 Wolfdene. The study is not considering garden land site specifics as a source of supply.
229	Land to the side of 1 Southfield Square Southfield Square Nelson	0.036	Intensification	Residential	Garages	Well used garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
232	Land to side of 56 Southfield Street Southfield Street Nelson	0.005	Intensification	Open Space	Hard surfaced open space and phone box	Physical constraints: this site is currently occupied by a phone box. Development would cause highways issues.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
236	Land in between Wren Street & Nelson Old Brass Band Club Wren Street Nelson	0.048	Car park	Other (add comment)	Nelson Old Brass Band Club car park	Car park for the Old Brass Band Club and Bowling Green. The study is only considering underused and temporary car parks as a source of supply.
238	Across from 24 Branch Street Branch Street Nelson	0	Intensification	Other (add comment)	Garages	Well used garage site. The study is only considering underused, vacant or poorly maintained garages sites as a source of supply.
240	Land next to 42 Barkerhouse Road Barkerhouse Road Nelson	0.034	Car park	Residential	Car Park	Residents car park. The study is only considering underused and temporary car parks as a source of supply.
242	Land to rear of 52 Bracewell Street Bracewell Street Nelson	0.016	Intensification	Other (add comment)	Tarmaced, hard standing court yard.	Physical constraints: the is no vehicular access into the site.
243	Land on Junction between Southfield Street & Bracewell Close Bracewell Close Nelson	0.048	Car park	Residential	Car park	Residents car park. The study is only considering underused or temporary car parks as a source of supply.
244	Land to the side of 18 Chapel House Road Chapel House Road Nelson	0.105	Intensification	Residential	Garages	Garages currently in use. The study is only considering underused, vacant and poorly maintained garage sites as a source of supply.
245	Land to rear of Walverden Works Garden Street Nelson	0.028	Commercial building	Employment	Yard / storage area	In current employment use - storage yard. The study is only considering vacant employment sites as a source of supply.
246	Land to side of 26 Arthur Street Arthur Street Nelson	0.011	Intensification	Residential	Garden land for 26 Arthur Street	This site is the garden of 26 Arthur Street. The study is not considering garden land site specifics as a source of supply.
247	Land to rear of 79 Chapel Street Chapel Street Nelson	0.006	Intensification	Residential	Garage site	Physical constraints: this site is too small and too irregular in shape to develop.
248	Land between Chapel Street & Victory Close Chapel Street Nelson	0.054	Car park	Residential	Car Park for houses on Victory Close	Well used residential car park. The study is only considering underused and temporary car parks as a source of supply.
249	Land at the end of Victory Close Victory Close Nelson	0.056	Car park	Residential	Residential Car Park	Residential car park. The study is only considering underused and temporary car parks as a source of supply.
250	Land across from Nelson Bus Station Sagar Street Nelson	0.054	Car park	Other (add comment)	Taxi rank / car park	Well used taxi rank. The site is in current commercial use. The study is only considering vacant employment sites as a source of supply.
251	Land on Sagar Street Sagar Street Nelson	0.035	Car park	Other (add comment)	Car Park	Well used town centre car park. The study is only considering underused and temporary car parks as a source of supply.
252	Land to side of 50 Chapel Street Chapel Street Nelson	0.184	Car park	Leisure	Car Park for Pendle Wavelengths	Well used car park. The study is only considering underused and temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
253	Land to side of 74 Leeds Road Leeds Road Nelson	0.024	Intensification	Other (add comment)	Education - school playground	Educational use: this site is part of the school play ground. This site is not available for housing development.
254	Land at Oakland St Oakland Street Nelson	0.084	Car park	Other (add comment)	Car Park	Private car park - in use. The study is only considering underused and temporary car parks as a source of supply.
255	Land to side of Wavelengths Swimming Pool Leeds Road Nelson	0.030	Vacant not PDL	Leisure	Grassed area to the side of Pendle Wavelengths	Physical constraints: this site is too narrow and too near to Walverden Water to be developed.
256	Land off Stanworth Road Stanworth Road Nelson	0.26	Car park	Employment	Car park for BT / Telephone exchange	Site is the car park for the telephone exchange - no intentions to redevelop the site. The study is only considering underused and temporary car parks as a source of supply.
257	Land to side of 2 Rigby Street Rigby Street Nelson	0.077	Car park	Other (add comment)	Car park	Well used long stay car park The study is only considering underused and temporary car parks as a source of supply.
258	Land to side of 13 Rigby Street Rigbt Street Nelson	0.02	Car park	Other (add comment)	Car park	Car park - currently in use.
259	Land to rear of 1Kiln Street Kiln Street Nelson	0.137	Car park	Retail	Lidl Car Park	Lidl Super Store Car Park - well used. The study is only considering underused and temporary car parks as a source of supply.
260	Land to rear of 111 Manchester Road Manchester Road Nelson	0.081	Intensification	Residential	Garden land	This site is the garden land of 111 Manchester Road. The study is not considering garden land site specifics as a source of supply.
261	Land to the rear of 113 Manchester Rd Manchester Road Nelson	0.040	Intensification	Residential	Garden land	This site is the garden land of 113 Manchester Road. The study is not considering garden land site specifics as a source of supply.
262	Land to side of 16 Bishop Street Bishop Street Nelson	0.022	Intensification	Open Space	Garden part of day nursery etc	Physical constraints: this site is a narrow piece of grassed land next to nursery/community centre. It is too small to develop and would impact on the amenity of the nursery.
263	Land to rear of 82 Manchester Road Manchester Road Nelson	0.01	Intensification	Employment	Yard area	Yard area for commercial properties. Site within the Whitefield Regeneration Area.
264	Land to side of 16 Macleod Street Macleod Street Nelson	0.256	PD vacant & derelict	Other (add comment)	Vacant site	Site has planning permission for residential development on part of the site. Site will be considered separately in the list of planning applications.
265	Land to rear of 46 Albert Road Albert Road Nelson	0.256	PD vacant & derelict	Other (add comment)	Vacant	Site has planning permission for residential development on part of the site. Site will be considered separately in the list of planning applications.
266	Land across from 42 Albert Street Albert Street Nelson	0.021	Intensification	Employment	Co-op Funeral Services - garages / yard	Garage site in use. The study is only considering underused, vacant or poorly maintained employment sites as a source of supply. Site is part of the chapel of rest.
267	Land to side of 42 Albert Street Albert Street Nelson	0.007	Intensification	Other (add comment)	Vacant	Site redeveloped as hard standing as part of the regeneration of the Whitefield area.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
268	Land to side of 25 Portland Street Portland Street Nelson	0.088	PD vacant & derelict	Other (add comment)	Vacant	Site has planning permission for a mix of uses including residential. Site will be considered separately - the list of sites with planning permission.
269	Land on Cuba Street Car Park Cuba Street Nelson	0.11	Car park	Other (add comment)	Car Park	Well used long stay car park. The study is only considering underused and temporary car parks as a source of supply.
270	Land to side of 69 Clayton Street Clayton Street Nelson	0.009	Intensification	Residential	Garages	Garages in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
271	Land to side of 1 Canal Mews Canal Mews Nelson	0.033	Car park	Residential	Parking spaces for residents of Canal Mews	Residents car park in current use. The study is only considering underused and temporary car parks as a source of supply.
272	Land to side of 5 Hargreaves Street Hargreaves Street Nelson	0.006	Intensification	Residential	Garden land	This site is the garden land of 5 Hargreaves Street. The study is not considering garden land site specifics as a source of supply. The site is also too narrow to develop.
273	Land at Lomeshaye Bridge Lomeshaye Road Nelson	0.144	PD vacant & derelict	Open Space	Grassed / vegetated open space	Site recently been developed as open space along with a MUGA etc next to the site. New tree planting etc.
274	Land at Lomeshaye Bridge Lomeshaye Road Nelson	0.003	Intensification	Open Space	Open land next to the canal	Physical constraints: this site is too small and steep to develop.
275	Land off Lomeshaye Rd Lomeshaye Road Nelson	0.054	Intensification	Residential	Residential garden land.	This site is garden land for Bridge Cottage on Lomeshaye Road. The study is not considering garden land site specifics as a source of supply.
276	Land to side of 22 Woodside Terrace Woodside Terrace Nelson	0.057	Vacant not PDL	Open Space	Open land next to the canal	Physical constraints: the site is too narrow and close to the canal. No real vehicle access into the site.
277	Land to side of 1 Woodside Terrace Woodside Terrace Nelson	0.01	Intensification	Residential	Garden land	This site is the garden land of 1 Woodside Terrace. The study is not considering garden land site specifics as a source of supply.
278	Land to rear of 8 Lomeshaye Place Lomeshaye Place Nelson	0.098	Vacant not PDL	Open Space	Grassed / vegetated area	Physical constraint: no access into the site.
280	Land to side of 32 Calder Terrace Calder Terrace Nelson	0.019	Commercial building	Employment	Most of the site is used for palette storage	The site is part of the commercial works and is being well used - no evidence of land owners intention to move. The study is only considering vacant employment sites as a source of supply.
281	Land to side of 42 Holme Terrace Holme Terrace Nelson	0.029	Intensification	Residential	Garages	New development constraints: the site is now developed and no longer available.
283	Land at Linden Close Linden Close Nelson	0.087	Intensification	Open Space	Open space - vegetated - used as informal garden land.	Physical constraints: the site is too narrow to develop.
284	Land at the end of Hawthorne Close Hawthorne Close Nelson	0.016	Intensification	Open Space	Small grassed piece of land at the end of the cul-de-sac.	Physical and amenity constraints: this site is too small and poorly located with respect to the surrounding properties to be developed.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
285	Land to rear of 48 Carr Hall Drive Carr Hall Drive Nelson	0.054	Intensification	Residential	Garden, driveway, parking area	This site is the garden/parking area for 48-52 Carr Hall Drive. The study is not considering garden land site specifics as a source of supply.
286	Land to side of 5 Carr Hall Road Carr Hall Road Nelson	0.12	Intensification	Residential	Large garden area attached to 5 Carr Hall Road	This site is the garden land of 5 Carr Hall Road. The study is not considering garden land site specifics as a source of supply.
290	Land to side of 26 Parrock Road Parrock Road Nelson	0.036	Vacant not PDL	Open Space	Highway verge - grass and trees	Physical constraints: this site is too steep and narrow to develop.
291	Land at Parrock Road Parrock Road Nelson	0.063	Vacant not PDL	Open Space	Highway verge	Physical constraints: the topography of the site is steep and the site is an irregular shape which would restrict development.
292	Land to rear of Fife Street Richmond Road Nelson	0.141	Intensification	Residential	Garages	Garages well used. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
293	Land to side of 1 Sandringham Close Sandringham Close Nelson	0.04	Intensification	Residential	Garden land / garage	This site is the garden land for 1 Sandringham Close. The study is not considering garden land site specifics as a source of supply.
294	Land to rear of Hamilton Road Hamilton Road Nelson	0.058	Intensification	Residential	Garden land	This site is the garden land for houses on Hamilton Road. The study is not considering garden land site specifics as a source of supply.
295	Land behind 16 Hamilton Road Richmond Road Nelson	0.012	Intensification	Residential	Garden land	This site is the garden land of 16 Hamilton Road. The study is not considering garden land site specifics as a source of supply.
296	Land to side of 2 Hamilton Road Hamilton Road Nelson	0.018	Intensification	Residential	Garages and gardens	This site is the garden and garage of 2 Hamilton Road. The study is not considering garden land site specifics as a source of supply.
297	Land to side of 12b Park Avenue Park Avenue Nelson	0.003	Vacant not PDL	Open Space	Highway verge	Physical constraints: this site is too small and triangular in shape to be developed. There are also highway issues which may prevent the site from being developed.
298	Land to side of 10 North Park Avenue North Park Avenue Nelson	0.007	Vacant not PDL	Open Space	Highway verge	Physical constraints: this site is too small and triangular in shape to be developed. There are also highway issues which may prevent the site from being developed.
299	Land on Car Park at junction of Carr Road & Lomesahye Way Lomesahye Way Nelson	0.189	Car park	Other (add comment)	Car Park	Car park for park, bowling green. The study is only considering underused and temporary car parks as a source of supply.
301	Land to side of 69 Gordon Road Gordon Road Nelson	0.013	Intensification	Residential	Cobbled / grassed open space with path running through the site.	Physical constraints: most of the site consists of a public footpath. The remainder of the site is too small to be developed.
303	Land at Nelson Cricket Club Car Park To rear of Gill Street Nelson	0.164	Car park	Leisure	Car park for cricket club	Car park for Nelson Cricket Club. The study is only considering underused or temporary car parks as a source of supply.
304	Land off Gill Street Gill Street Nelson	0.082	Intensification	Other (add comment)	Part driveway, part open space	Part of site in residential use. Not available for development.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
305	Car Park off Surrey Road Surrey Road Nelson	0.131	Car park	Other (add comment)	Car park	Car park for sports ground. The study is only considering underused and temporary car parks as a source of supply.
306	Land off Scott Street Scott Street Nelson	0.098	Vacant not PDL	Other (add comment)	Vegetated embankment	Physical constraints: this site is too steep and too close to the motorway to be developed.
308	Land to side of 17 Ball Street Ball Street Nelson	0.006	Intensification	Other (add comment)	Cobbled, hard standing end of terrace area	Physical constraints: this site is too narrow to be developed.
310	Land at 2 Chatham St Chatham Street Nelson	0.13	Intensification	Residential	Garages, residential property, garden	New development constraints: a residential property and its curtilage already occupies the majority of this site.
311	Land on Chatham Street Chatham Street Nelson	0.104	Car park	Residential	Car park for residents of Chatham Road	Well used residents car park. The study is only considering underused and temporary car parks as a source of supply.
314	Land at Westfield off Scotland Rd Scotland Road Nelson	0.288	Car park	Retail	Car park for Gift Tree Factory Outlet	Car park for factory outlet. The study is only considering underused and temporary car parks as a source of supply.
315	Land to side of 114 Carr Rd Carr Road Nelson	0.051	Commercial building	Employment	Car garage	Site in commercial use - MOT centre. The study is only considering vacant employment sites as a source of supply.
316	Land to side of Beddington Street Beddington St Nelson	0.009	Intensification	Other (add comment)	Open, cobbled area	Physical constraints: this site is too narrow to be developed.
317	Land to side of 33 Kendal Street Kendal Street Nelson	0.003	Intensification	Other (add comment)	Cobbled, open area	Physical constraints: this site is too narrow to be developed.
318	Land to rear of 32 Norfolk Street Norfolk Street Nelson	0.059	Intensification	Employment	Storage yard	New development constraints: This site has now been developed. The site is no longer available for residential development.
319	Land to rear of 6 Kendal Street Kendal Street Nelson	0.004	Intensification	Residential	Yard area	Physical and amenity constraints: back yard area of residential and commercial properties - too small and too close to existing buildings to be developed.
321	Land to side of 86 Clayton St Clayton Street Nelson	0.007	Car park	Open Space	Car park for the Health Centre	Well used car park for health centre. The study is only considering underused and temporary car parks as a source of supply.
322	Car Park in Front of the Mosque Clayton Street Nelson	0.134	Car park	Other (add comment)	Car park for mosque	Well used Mosque car park. The study is only considering underused and temporary car parks as a source of supply.
324	Land on Car Park Raglan St Raglan Street Nelson	0.056	Car park	Other (add comment)	Car Park	Well used short stay car park. The study is only considering underused and temporary car parks as a source of supply.
325	Car Park off Every Street Every Street Nelson	0.037	Car park	Other (add comment)	Car Park	Well used short stay car park. The study is only considering underused and temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
326	Land off Seedhill Terrace Seedhill Terrace Nelson	0.026	Intensification	Residential	Garages and car storage area / yard	Physical constraints: This site is an irregular shaped piece of land. It may be difficult to develop. The site is located at the back of 3 sets of terraces.
327	Land at car park on Clayton Street Clayton Street Nelson	0.079	Car park	Other (add comment)	Car park	Well used long stay car park. The study is only considering underused and temporary car parks as a source of supply.
328	Land on Elizabeth Street Elizabeth Street Nelson	0.030	Commercial building	Employment	Garage / car sales	In current commercial use. The study is only considering vacant employment sites as a source of supply.
329	Land between 39 and 45 Elizabeth Street Elizabeth Street Nelson	0.012	Intensification	Residential	Car storage area	This site is garden land / yard area for 39 / 45 Elizabeth Street. The study is not considering garden land site specifics as a source of supply.
332	Land benind 59 Elizabeth Street Elizabeth Street Nelson	0.004	Intensification	Residential	Driveway	Physical and amenity constraints: this site is too small to be developed and would block up the entrances to two houses.
334	Unallocated allotments at the end of Cooper Street Cooper Street Nelson	0.084	Vacant not PDL	Open Space	Vegetated area with trees - open land	Physical constraints: this site has both topography and access issues.
335	Land of Bradley Road Bradley Road Nelson	0.034	Car park	Employment	Car park for the Old Baths Trading Co.	Well used car park for commercial activity. The study is only considering underused and temporary car parks as a source of supply.
336	Land adjacent to 17 Cliffe Street Cliffe Street Nelson	0.014	Commercial building	Employment	Yard area	Physical constraints: difficult shaped site to develop. This site is also in use. The study is only considering vacant employment sites as a source of supply.
337	Land behind 75-81 Bankhouse Road Bankhouse Road Nelson	0.011	Intensification	Residential	Dilapidated garage site	Physical and amenity constraints: this site is triangular shaped and small. Surrounded by backs of terraces - inappropriate to develop.
338	Land adjacent to 4 Bradley Road Bradley Road Nelson	0.018	Intensification	Open Space	Hard landscaped/paved open space with trees	This site is within a potential clearance and replacement area as part of the Bradley AAP.
339	Land adjacent to 31 Bradley Road East Bradley Road East Nelson	0.007	Intensification	Residential	Yard/driveway area	Physical constraints: this site is too small to be developed. The site is currently in residential use as a parking place. This site is within a potential clearance and replacement area as part of the Bradley AAP.
340	Land adjacent 12 Throstle Street Throstle Street Nelson	0.006	Intensification	Other (add comment)	Former end terrace - now used as a storage area for a Hot Food Take Away van	This site is within a potential clearance and replacement area as part of the Bradley AAP.
341	Land adjacent to 15 Bradley Road East Bradley Road East Nelson	0.021	PD vacant & derelict	Other (add comment)	Vacant derelict site	This site is within a potential clearance and replacement area as part of the Bradley AAP.
342	Land adjacent to 9 Elm Street Elm Street Nelson	0.025	Car park	Other (add comment)	Car park for houses on Elm Street	Residents car park. The study is only considering underused and temporary car parks as a source of supply. This site is within a potential clearance and replacement area as part of the Bradley AAP.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
343	Land adjacent to 6 Beech Street Beech Street Nelson	0.052	Intensification	Open Space	Paved open space with trees	This site is within a potential clearance and replacement area as part of the Bradley AAP.
345	Land off William Street William Street Nelson	0.041	Car park	Other (add comment)	Car park	Residents car park. The study is only considering underused and temporary car parks as a source of supply.
346	Land adjacent to the Garage on Seldon Street Seldon Street Nelson	0.018	Commercial building	Retail	This site is part of the car wash / petrol station forecourt.	This site is part of the petrol station forecourt. The study is only considering vacant employment sites as a source of supply.
347	Land in front of 138 and 140 Leeds Road Leeds Road Nelson	0.031	Vacant not PDL	Retail	Open grassed land/car park in front of United Carpet and Kwik Fit	Physical and amenity constraints: the development of this site would block off the frontages of United Carpets and Kwik Fit.
348	Land adjacent to 129 Leeds Road Leeds Road Nelson	0.021	Car park	Open Space	Car Park	Residents car park. The study is only considering underused and temporary car parks as a source of supply.
349	Land opposite 16-26 Bradley View Bradley View Nelson	0.018	Commercial building	Employment	Scrap yard/car repairs	Site in current commercial use. The study is only considering vacant employment sites as a source of supply.
351	Land adjacent to 72 Derby Street Derby Street Nelson	0.006	Intensification	Other (add comment)	Paved open area	Physical constraints: this site is too small to develop.
352	Land off Newport Street Newport Street Nelson	0.014	Car park	Other (add comment)	Car park	Car park for club. The study is only considering underused and temporary car parks as a source of supply.
353	Land adjacent to 213 Leeds Road Leeds Road Nelson	0.008	Car park	Other (add comment)	Car park for health centre	Well used car park for the health centre. The study is only considering underused and temporary car parks as a source of supply.
354	Land adjacent to 188 Leeds Road Leeds Road Nelson	0.017	Vacant not PDL	Leisure	Landscaped area to the side of Community Centre	Physical and amenity constraints: this site forms part of the grounds of the community centre and is unavailable and unsuitable for development.
355	Land behind 7 Bradley Hall Road Bradley Hall Road Nelson	0.008	Car park	Open Space	Car park for community centre	Well used car park for the community centre. The study is only considering underused and temporary car parks as a source of supply.
360	Land off Eagle Street Eagle Street Nelson	0.148	Car park	Employment	Car park on former site of part of Eagle Mill serving J Stephenson Wines	Well used car park for employment site. The study is only considering underused and temporary car parks as a source of supply.
362	Land adjacent to 47 Eagle Street Eagle Street Nelson	0.014	Intensification	Residential	Garden land	This site is the garden land for 47 Eagle Street. The study is not considering garden land site specifics as a source of supply.
363	Land adjacent to 48 Poplar Street Poplar Street Nelson	0.007	Intensification	Residential	Extension to 48 Poplar Street	Physical and amenity constraints: this site currently forms part of the curtilidge to 48 Poplar Street and is possibly too small to develop.
364	Land adjacent to 49 Poplar Street Poplar Street Nelson	0.008	Intensification	Open Space	Paved area of open space	Physical constraints: this site is too small to develop and too close to the railway.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
367	Land adjacent 156 Chapel Street Chapel Street Nelson	0.004	Intensification	Open Space	Hard surface open space with tree	Physical constraints: very small, cobbled triangular piece of land. Far too small to be developed.
368	Land adjacent to 7 Cannon Street Cannon Street Nelson	0.007	Intensification	Other (add comment)	Vacant land - very small piece of land between 7 Cannon Street and the railway line	Physical constraints: no access, too small to be developed. Too close to the railway line to be developed.
369	Land adjacent to 20 Hildrop Road Hildrop Road Nelson	0.008	Intensification	Residential	Part garden land	Physical constraints: part railway embankment too small to develop. Part of the site is garden land. The study is not considering garden land site specifics as a source of supply.
370	Land adjacent to 173 Smith Street Smith Street Nelson	0.005	Intensification	Other (add comment)	Vacant land	Site far too small to develop.
371	Land adjacent to Garage off Lonsdale Street Lonsdale Street Nelson	0.048	Car park	Employment	Access route/ car park to a number of commercial units	Access route / car park for current commercial units. The study is only considering underused and temporary car parks as a source of supply.
372	Land between Depot and Works off Lonsdale Street Lonsdale Street Nelson	0.046	Commercial building	Employment	Car storage area for garage / car repairs unit	Site in current commercial use. The study is only considering vacant employment sites as a source of supply.
373	Garages off New Street New Street Nelson	0.227	Intensification	Other (add comment)	Mix of gardens, allotments and garages	Garages and garden land. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply. The study is not considering garden land site specifics as a source of supply.
374	Land off Broadway Place Broadway Place Nelson	0.026	Intensification	Residential	Garden land for Walton Cottage Homes	This site is the garden land of 1 Willow Cottage Homes. The study is not considering garden land site specifics as a source of supply.
375	Land behind Valley Close Valley Close Nelson	0.74	Vacant not PDL	Open Space	Hendon Brook and surrounding vegetated landscape	Physical constraints: not developable due to topography (steep slopes) and the brook running through the middle of the site.
376	Land off Hollins Road Hollins Road Nelson	0.014	Vacant not PDL	Open Space	Small grassed area between houses and footpath	Physical constraints: too small and narrow to develop.
377	Land in front of 1 Hollins Road Hollins Road Nelson	0.007	Vacant not PDL	Open Space	Grassed area to side of 1 Hollins Road	Physical constraints: too small and narrow to develop
378	Garages behind 107-115 Marsden Hall Road North Marsden Hall Road North Nelson	0.084	Intensification	Other (add comment)	Garage site	Garages currently in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
379	Garages off Marsden Hall Road North Marsden Hall Road North Nelson	0.116	Intensification	Other (add comment)	Garage site	Garages currently in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
380	Land opposite 1-3 Merclesden Avenue Merclesden Avenue Nelson	0.118	Vacant not PDL	Open Space	Grassed areas adjacent to Castercliffe County School with several mature trees.	Environmental constraints: mature trees on site. Educational use: the site forms part of the school grounds and is unavailable for development.
381	Land at the end of Pinfold Place Pinfold Place Nelson	0.01	Intensification	Other (add comment)	Site occupied by electricity sub station	An electricity sub station occupies the site.
382	Garages off Shelffield Road Shelffield Road Nelson	0.044	Intensification	Other (add comment)	Garage site	Garages in current use. The study is only considering underused, vacant and poorly maintained garages as a source of supply.
383	Land opposite 43 Sheffield Road Gib Hill Road Nelson	0.014	Vacant not PDL	Open Space	Grassed area with some tree planting	Physical constraints: this site is too small to develop, especially with the electricity sub-station on the edge of the site.
384	Land between 7 and 9 Gib Hill Road Gib Hill Road Nelson	0.046	Intensification	Other (add comment)	Private garage site	Site appears well used and well maintained. The study is only considering underused, vacant and poorly maintained garage sites as a source of supply.
390	Land across from 76 Oxford Road Oxford Road Nelson	0.015	Vacant not PDL	Open Space	Grassed area	Physical constraints: this site is too small / triangular in shape to be developed.
391	Land to side of 82 Oxford Road Oxford Road Nelson	0.020	Vacant not PDL	Open Space	Grassed area	Physical constraints: this site is too small to be developed.
392	Land across from 1 Liddesdale Road Liddesdale Road Nelson	0.0006	Vacant not PDL	Open Space	Highway verge	Physical constraints: this site is too small to be developed and has access difficulties.
393	Land adjacent to 40 Sansbury Crescent Sansbury Crescent Nelson	0.037	Intensification	Residential	Garage site	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
395	Land adjacent to 4-7 Sansbury Crescent Sansbury Crescent Nelson	0.039	Intensification	Residential	Car park	Essential residential car park as on road parking is not really an option due to the restrictive width of Sansbury Crescent. The study is only considering underused and temporary car parks.
396	Land off Hollins Road Hollins Road Nelson	1.13	Vacant not PDL	Other (add comment)	Education	The site is being redeveloped for a new Super School and will be unavailable for residential development.
398	Land to rear of 5 Clare Avenue Clare Avenue Colne	0.039	Intensification	Other (add comment)	Garden, caravan storage.	The majority of the site is garden land. The study is not considering garden land sites specifics as a source of supply.
399	Land to side of 9 & 11 Bott House Lane Bott House Lane Nelson	0.023	Intensification	Residential	Garden land	This site is garden land. The study is not considering garden land site specifics as a source of supply. The site is probably too small to develop.
400	Playing Field off Oxford Road Oxford Road Nelson	2.237	Vacant not PDL	Other (add comment)	Education - school or playing fields being developed on site.	New development constraints: Development is currently in progress on this site. This site is not available for residential development.
401	Land to rear of Ivy Street Ivy Street Nelson	0.160	Intensification	Residential	Garden land	This site is garden land for houses on Ivy Street. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
402	Land to rear of 372 Burnley Road Burnley Road Colne	0.156	Intensification	Other (add comment)	Allotment gardens for neighbouring properties	This site is garden land. The study is not considering garden land site specifics as a source of supply.
404	Land at Walton High School Oxford Road Nelson	0.310	Intensification	Other (add comment)	School car park	Educational use: school car park. The study is only considering underused or temporary car parks as a source of supply.
405	1 Eve Street Eve Street Nelson	0.012	Intensification	Other (add comment)	Car park and garden area for day centre	Site occupied and in current use / developed. The study is only considering underused or temporary car parks as a source of supply.
406	Land off Walton Lane Walton Lane Nelson	0.138	Intensification	Other (add comment)	Private garage site	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
407	Land adjacent to 18 Walton Lane Walton Lane Nelson	0.069	Intensification	Employment	New workshop units (B1?)	New development constraints: This site has now been redeveloped for workshop units. The site is no longer available for development.
408	Land to rear of 281 Leeds Road Leeds Road Nelson	0.042	Commercial building	Employment	Nelson Car Showroom and Forecourt	In use for commercial purposes - no indications that this will cease in the near future. The study is only considering vacant employment sites as a source of supply.
409	Garage site Elder Street Nelson	0.08	Intensification	Other (add comment)	Garage site - largely unused	Garages still in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
410	Land off Colbran Street Colbran Street Nelson	0.045	Commercial building	Employment	Yard area for adjacent garage	Site in commercial use. No evidence that this use is likely to cease. The study is only considering vacant employment sites as a source of supply.
411	Land to side of 12 Rakeshouse Road Rakeshouse Road Nelson	0.005	Intensification	Open Space	Small piece of grassed land	Physical constraints: this site is too small to develop.
412	Land across from 18 Rakeshouse Road Rakeshouse Road Nelson	0.025	Car park	Other (add comment)	Car park for Ambulance Station	Site in current use - car park for the ambulance station. The study is only considering underused or temporary car parks as a source of supply.
419	Land on Fleet Street Fleet Street Nelson	0.099	Commercial building	Employment	Storage yard	Site in current use as a storage yard. The study is only considering vacant employment sites as a source of supply.
421	Land to the rear of 162-168 Reedyford Road Reedyford Road Nelson	0.063	Intensification	Other (add comment)	Garage site	Garages still in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
422	Land off rear side of 298 Scotland Road Scotland Road Nelson	0.054	Intensification	Residential	Garden land	Garden land for 298 Scotland Road. The study is not considering garden land site specifics as a source of supply.
423	Land to rear of 298 Scotland Road Scotland Road Nelson	0.067	Intensification	Residential	Garden land	Garden land for 290-296 Scotland Road. The study is not considering garden land site specifics as a source of supply.
424	Land off Reedyford Bridge Reedyford Bridge Nelson	0.024	Vacant not PDL	Open Space	Wooded area of land next to Pendle Water	Physical constraints: this site is too close to Pendle Water. Consider including this site in the OSA.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
425	Land between Joseph St & Lower Clough St Lower Clough Street Barrowford	0.071	Car park	Open Space	Part of the site is amenity open space and part is a public car park.	Car park in use. The study is only considering underused or temporary car parks as a source of supply. Consider including the open space part of the site in the OSA.
427	Land to rear of 25 Lee Street Lee Street Barrowford	0.024	Intensification	Other (add comment)	Garage site. Part also used as garden land.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
428	Land to side of 26 Duckworth Street Duckworth Street Barrowford	0.02	Intensification	Residential	Garden Land for 26 Duckworth Street	This site is the garden land of 26 Duckworth Street. The study is not considering garden land site specifics as a source of supply.
429	Land to side of 11 Duckworth Street Duckworth Street Barrowford	0.028	Car park	Open Space	Highway. Parking and turning area at the end of Duckworth Street	This site is part of the highway car park. The study is only considering underused or temporary car parks as a source of supply.
430	Land to rear of Ash Tree Walk Ash Tree Nelson	0.181	Car park	Other (add comment)	Private Car Park	Well used car park for employees of Lower Clough Mill.
431	Land between Pendle St & Holme St Pendle Street Nelson	0.095	Intensification	Open Space	Garage site	Garage site currently in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
432	Land to rear of Lower Clough Mill off Pendle Street Nelson	0.138	Car park	Employment	Car park for employees at Lower Clough Mill	Parking area for Lower Clough Mill. The study is only considering underused or temporary car parks as a source of supply.
434	Land to rear of 32 Parrock Road Parrock Road Nelson	0.126	Intensification	Residential	Garden land	This site is the garden land for houses on Parrock Road. The study is not considering garden land site specifics as a source of supply.
435	Land in between 65 & 67 Wheatley Lane Road Wheatley Lane Road Barrowford	0.043	Vacant not PDL	Other (add comment)	Footpath/Garden Land	Part of this site is garden land. Part of this site is a track which is a public right of way (FP31). The site should therefore be excluded from the study.
436	Land in between 61 & 63 Wheatley Lane Road Wheatley Lane Road Barrowford	0.052	Intensification	Residential	Rear gardens for Oak Bank Terrace	This site is the garden land of houses on Oak Bank Terrace. The study is not considering garden land site specifics as a source of supply.
437	Land between 31 & 33 Wheatley Lane Road Wheatley Lane Road Barrowford	0.036	Intensification	Residential	Garage appears to have been built on part of the site. Remainder is a garden/driveway.	This site is the garden / garage / driveway for houses on Wheatley Lane Road. The study is not considering garden land site specifics as a source of supply.
438	Land at Clough Springs Clough Springs Barrowford	0.114	Intensification	Residential	Landscape frontage. Tarmac pedestrian access across well maintained grassed area with some tree planting.	This site is in effect garden land for the flat at Wheatley Lane Springs. The study is not considering garden land site specifics as a source of supply. It would result in over intensification of the site. Physical constraints: the steep sloping nature of the site may cause development difficulties.
439	Land adjacent to Beech House Clough Springs Barrowford	0.016	Intensification	Open Space	Greenfield, vegetated land, overgrown, wooded slope.	Physical constraints: the actual area of land is too small to develop due to the steep slopes and the river running through the middle of the site.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
441	Land to rear of Dixon Street Dixon Street Barrowford	0.119	Intensification	Residential	Rear garden land for Nos. 4 to 30 Dixon Street	This site is the garden land for 4 to 30 Dixon Street. The study is not considering garden land site specifics as a source of supply. Furthermore, access to the site is restricted.
443	Land to rear of 97 Bolton Grove Bolton Grove Barrowford	0.07	Intensification	Residential	Rear gardens for 91-121 Bolton Grove	This site is garden land for houses on Bolton Grove. The study is not considering garden land site specifics as a source of supply. Physical constraints: there are also issues of access and topography.
444	Land to rear of 79 Nora Street Nora Street Barrowford	0.153	Intensification	Other (add comment)	Garage site	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
445	Land to rear of 2 Lee Street Lee Street Barrowford	0.036	Car park	Other (add comment)	Private car park	Residents car parking. The study is only considering underused or temporary car parks as a source of supply.
446	Land to rear of 1 Mount Street Mount Street Colne	0.014	Intensification	Residential	Rear gardens for Grove Street	This site is garden land for houses on Grove Street. The study is not considering garden land site specifics as a source of supply.
447	Land to side of 61 Holmeffield Gardens Holmeffield Gardens Barrowford	0.026	Car park	Other (add comment)	Car park for residential / commercial premises	Resident parking. The study is only considering underused or temporary car parks as a source of supply.
448	Land to side of 1 Forest View Forest View Barrowford	0.036		Other (add comment)	Car park for residential / commercial premises	Residents parking. The study is only considering underused or temporary car parks as a source of supply.
449	Land to rear of 23 Holmeffield Court Holmeffield Court Barrowford	0.051	Vacant not PDL	Open Space	Landscaped frontage to library	Site should be designated open space and included in the OSA.
450	Land at Anne Street Anne Street Barrowford	0.029	Vacant not PDL	Open Space	Landscaped frontage to Library	Physical and amenity constraints: the development of this site would impinge on the visual amenity of the library. The site is a triangular in shape and possibly too small and irregular to develop. Consider including in the OSA.
451	Land adjacent to 65 Gisburn Road Gisburn Road Barrowford	0.089	Vacant not PDL	Open Space	Landscaped area adjacent to community centre	Site should be a designated open space site and included in the OSA.
452	Land to rear of 28 Oaklands Avenue Oaklands Avenue Barrowford	0.143	Vacant not PDL	Open Space	Church / graveyard	Graveyard. Consider including in the OSA under the Cemetery typology.
454	Land to rear of Rushton Street Rushton Street Barrowford	0.091	Intensification	Residential	Rear gardens or garages for Nos 3-35 Rushton Street	This site is the garden land for houses on Ruston Street. The study is not considering garden land site specifics as a source of supply. Physical constraints: there are access restrictions to the site and site layout would hinder development.
456	Land to front of Barrowford Primary School Gisburn Road Barrowford	0.109	Car park	Other (add comment)	Car Park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
457	Land off Cravendale Ave Cravendale Avenue Nelson	0.090	Intensification	Residential	Communal grassed area to the front of 2 - 32 Highfield Crescent	Communal open space / garden land for flats on Highfield Crescent. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
458	Land at Highfield Crescent Highfield Crescent Nelson	0.018	Vacant not PDL	Open Space	Highway verge	Physical constraints: this site is too small and irregular in shape to develop.
459	Land on the corner of 1 Cravendale Ave & 271 Regent St Cravendale Avenue Nelson	0.018	Vacant not PDL	Open Space	Highway verge	Physical and amenity constraints: development of this site would severely impact on neighbouring properties and would reduce the visibility splay on the corner.
460	Land to rear of 2 Cravendale Ave Cravendale Avenue Nelson	0.247	PD vacant & derelict	Open Space	Part MUGA, part access road	New development constraints: the majority of the site has now been developed as a MUGA. The site is unavailable for housing development.
461	Large piece of land to rear of 2 Enterprise Way Enterprise Way Colne	1.57	Vacant not PDL	Other (add comment)	Open land with standing water	This site is unsuitable for housing development due to the close proximity to the sewage works. The site would be better suited to industrial development. The site also suffers from water logging.
462	Land to rear of 2a & 2b Gibfield Rd Gibfield Road Colne	0.041	Intensification	Residential	Garden land	This site is the garden land of houses on Gibfield Road. The study is not considering garden land site specifics as a source of supply.
464	Land to rear of 35 Penrith Road Penrith Road Colne	0.013	Intensification	Residential	Garages/garden land	This site is the garden land of 35 Penrith Road. The study is not considering garden land site specifics as a source of supply.
465	Land to rear of 31 Penrith Road Penrith Road Colne	0.018	Intensification	Residential	Garden land	This site is the garden land of 31 Penrith Road. The study is not considering garden land site specifics as a source of supply.
466	Land to rear of 27 Penrith Rd Penrith Rd Colne	0.022	Intensification	Residential	Garden land	This site is the garden land of 25-27 Penrith Road. The study is not considering garden land site specifics as a source of supply.
467	Land to rear of 44 Briercliffe Ave Briercliffe Ave Colne	0.123	Intensification	Residential	Garden land	This site is garden land for houses on Penrith Road. The study is not considering garden land site specifics as a source of supply.
468	Land to rear of 235 Burnley Rd Burnley Road Colne	0.007	Intensification	Residential	Garden area	This site is the garden land of houses on Haggate Gate. The study is not considering garden land site specifics as a source of supply.
469	Land to rear of 47 Briercliffe Street Briercliffe Street Colne	0.008	Intensification	Residential	Private garage site	Well used, new garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
471	Land to rear of 12 Briercliffe Ave Briercliffe Avenue Colne	0.163	Intensification	Other (add comment)	School yard	Educational use: school playground. Site is unavailable for development.
472	Land to side of 6 Francis Street Francis Street Colne	0.008	Intensification	Residential	Garden area for 6 Francis Street	This site is the garden land of 6 Francis Street. The study is not considering garden land site specifics as a source of supply.
473	Land to side of 14 Gill Street Gill street Colne	0.034	Vacant not PDL	Other (add comment)	Entrance and driveway of Primet High School.	Educational use: this site is part of the school grounds. The site is not available for residential development.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
478	Land next to 15 Primet Heights Primet Heights Colne	0.023	Intensification	Other (add comment)	New detached Bungalow in front of site	Garden land behind new bungalow. The study is not considering garden land site specifics as a source of supply.
479	Land to rear of Primet High playing fields Primet High School Colne	0.052	Vacant not PDL	Other (add comment)	Open vacant land	Site is too small, part of school grounds, isolated, access issues and unsuitable. Unlikely to be viable either - site could only accommodate 1 dwelling.
481	Large peice of land at the end of Primet St Primet Street Colne	0.743	Vacant not PDL	Other (add comment)	Vacant land	Physical constraints: topography is too steep for the site to be developed.
483	Land in between 1 & 2 St Andrews Close St Andrews Close Colne	0.162	Vacant not PDL	Open Space	Open land	Environmental constraints: this site has been developed as a natural corridor in the Knotts Lane development.
484	Large piece of land to the rear of 27 Grindlestone Hirst Grindlestone Hirst Colne	1.168	Vacant not PDL	Open Space	Allotment gardens - consider including in the OSA.	This site is used as gardens for houses on Knotts Lane and allotments. Part of the site could be considered for inclusion on the open space audit.
485	Land to the rear of 2 South Valley Drive South Valley Drive Colne	0.052	Intensification	Residential	Currently used as garden and allotments	This site is the garden land for houses on South Valley Drive. The study is not considering garden land site specifics as a source of supply.
487	Land to rear of Atkinson Street Atkinson Street Colne	0.122	Intensification	Open Space	Currently used as communal garden area	Garden land. The study is not considering garden land site specifics as a source of supply.
488	Land behind 21-27 Newtown Street Newtown Street Colne	0.079	Intensification	Open Space	Education - nursery school gardens	Educational use: this site is the nursery garden.
489	Land at the end of Broken Banks Broken Banks Colne	0.004	Intensification	Residential	Grassed open land.	Physical constraints: this site is too small to develop.
490	Land on Newtown Street Newtown Street Colne	0.049	Car park	Other (add comment)	Resident car parking area	Residents car parking. The study is only considering underused or temporary car parks as a source of supply.
491	Land to side of 55 Clayton Street Clayton Street Colne	0.007	Intensification	Other (add comment)	Private garage site	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
492	Land to side of 57 Clayton Street Clayton Street Colne	0.007	Intensification	Other (add comment)	Private garage site	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
493	Land across from Broken Banks Broken Banks Colne	0.022	Vacant not PDL	Open Space	Not currently in use - footpath on site which leads to gardens at Broken Banks. Consider including in the open space audit.	Physical constraints: the topography of the site is too steep to develop. Consider including the site in the OSA.
494	Land in between West Street School & Police Station West Street Colne	0.046	Intensification	Other (add comment)	Land used as playing fields for West Street School	Educational use: school playing fields. This site is unavailable for development.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
495	Land on Garage Site West St West Street Colne	0.037	Intensification	Other (add comment)	Private garage site	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
496	Land at Car Park on Midgely Street Midgely Street Colne	0.017	Car park	Other (add comment)	Car park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
497	Land to side of 43/45 Colne Lane Colne Lane Colne	0.02	Vacant not PDL	Open Space	Planted area with trees and flower beds / seating area	Physical constraints: this site is too narrow to develop.
498	Land to side of 78 Colne Lane Colne Lane Colne	0.020	Intensification	Residential	Garden area for 78 Colne Lane	Well used residential garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
499	Land to side of 52 William Street William Street Colne	0.009	Intensification	Other (add comment)	Hard landscaped open space with trees.	Physical constraints: site too small to develop. Potentially difficult to develop due to the retaining walls currently on site.
500	Land behind Waterside Industrial Estate Mill Green Colne	0.087	Commercial building	Employment	Storage area.	Physical constraints: limited access to the site. Possibly topographical constraints.
501	Land to side of 51 Blucher Street Blucher Street Colne	0.004	Intensification	Other (add comment)	Hard landscaped area with trees.	Physical constraints: retaining wall on site.
506	Land off Fountain Street Fountain Street Colne	0.341	Vacant not PDL	Open Space	Wooded area, grassed area of open land.	This site should be included in the Open Space Audit.
507	Land off Zion Street Zion Street Colne	0.062	Intensification	Other (add comment)	Part of land looks as though its used as garden area/part looks as though it is waste land	Physical constraints: this site has topographical issues. The site is also garden land. The study is not considering garden land site specifics as a source of supply.
508	Land at Back Boundary Street Back Boundary Street Colne	0.136	Intensification	Open Space	Site well maintained and looks as though it is well used as a residents garden/communal area, also has a well maintained play area	New development constraints: new play area developed on site.
509	Large piece of land at Spring Gardens Road Spring Gardens Road Colne	1.884	Vacant not PDL	Employment	Part employment land, part open space.	Exclude this site at the initial site filtering stage as there is no evidence that the existing employment land use is about to cease. It is acknowledged that this site may be redeveloped as part of the South Valley AAP. However, until there is evidence to suggest the employment land use is to cease then the site can not be progressed in the assessment. The study is only considering vacant employment sites as a source of supply.
511	Land at Daisy Street Daisy Street Colne	0.097	Commercial building	Employment	Currently in commercial use	Exclude this site at the initial site filtering stage as there is no evidence that the existing employment land use is about to cease. It is acknowledged that this site may be redeveloped as part of the South Valley AAP. However, until there is evidence to suggest the employment land use is to cease then the site can not be progressed in the assessment. The study is only considering vacant employment sites as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
512	Large piece of land to rear of 14-8 Short Street Short Street Colne	0.722	Vacant not PDL	Other (add comment)	Not currently in use	This site is heavily wooded with young and mature trees. The site is also sloped. This site would be more suited to being include in the Open Space Audit.
515	Land at Car Parks on Nelson Street Nelson Street Colne	0.118	Car park	Other (add comment)	Car park - well used car park. Staff from surrounding shops and customers car park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
517	Land at car park Back Brown St Back Brown Street Colne	0.052	Car park	Other (add comment)	Car park	Car park in use. The study is only considering underused or temporary car parks as a source of supply.
518	Large piece of land at Green Rd Green Road Colne	0.215	Intensification	Other (add comment)	Currently used as a storage site for caravans	Caravan park and works in use.
520	Land across from 71 Green Rd Green Road Colne	0.025	Vacant not PDL	Open Space	Grassed open space with trees	Site may be more suited to being included in the open space audit.
521	Land to side of 84 Green Rd Green Road Colne	0.025	Vacant not PDL	Open Space	Grassed open space with trees	Site may be more suited to being included in the open space audit.
524	Land on Knotts Lane Knotts Lane Colne	0.026	Intensification	Other (add comment)	Storage yard for industrial building	Yard area to club. The study is only considering vacant employment sites as a source of supply.
525	Land across from 12 Thomas St Thomas Street Colne	0.039	Car park	Other (add comment)	Car park - does not look well used	Car park in use. The study is only considering underused or temporary car parks as a source of supply.
526	Land to side of 12 Thomas Street Thomas Street Colne	0.009	Intensification	Other (add comment)	Car port / garden area to 12 Thomas Street	Garden land / driveway of 12 Thomas Street. The study is not considering garden land site specifics as a source of supply.
528	Land at Khyber Street Khyber Street Colne	0.149	Vacant not PDL	Other (add comment)	Land not currently in use	This site has steep topography in places and consists of an undulating landscape. The site is grassed and there are also a number of trees / shrubs growing on the site. Development of the site may be problematic as properties have already been developed on the higher ground and there could be stability issues if this hillside site was developed. The site does provide a setting for the entrance to the Knotts Lane development. The site should be considered for inclusion in the Open Space Audit. Exclude from the HLAA.
530	Land at Ormerod Street Ormerod Street Colne	0.046	Car park	Other (add comment)	Car Park for industrial units	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
531	Land at Primet Street Primet Street Colne	0.062	Car park	Other (add comment)	Car Park for industrial units	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
532	Land at Bridge Street Bridge Street Colne	0.278	Intensification	Other (add comment)	Storage yard for stone and slate suppliers	Site in current commercial use. The study is only considering vacant employment sites as a source of supply.
533	Land at Primet Bridge Primet Bridge Colne	0.394	Vacant not PDL	Open Space	Vacant grassed land with mature trees and shrubs next to Colne Water.	This site should be included in the Open Space Audit. Exclude this site from the HLAA.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
534	Land at Pendle View Gardens Primet Hill Colne	0.264	Vacant not PDL	Open Space	Vacant land. Forms part of the railway banking. Looks well looked after and maintained.	Physical constraints: a large part of the site is part of the railway embankment and cannot be developed. The site would be more suited to being included in the OSA.
535	Land at Primet Hill Primet Hill Colne	0.091	Intensification	Other (add comment)	Garden area for Colne Train Station	Part of Colne Railway Station
536	Land off John Street John Street Colne	0.010	Vacant not PDL	Other (add comment)	Public walk way	Physical constraints: this site is too small to develop.
537	Land off Greenfield Road Greenfield Road Colne	0.065	Car park	Other (add comment)	Car park for industrial units.	Car park for commercial use. The study is only considering underused or temporary car parks as a source of supply.
538	Land across from 1 Bankfield St Bankfield Street Colne	0.031	Car park	Other (add comment)	Car Park for surrounding industrial units.	Car park for commercial use. The study is only considering underused or temporary car parks as a source of supply.
539	Land to side of Bankfield Mill Greenfield Road Colne	0.478	Vacant not PDL	Other (add comment)	Land currently used for storing vehicles and some land is not in use	Site currently occupied - vehicle storage area. The study is only considering vacant employment sites as a source of supply.
540	Land at Greenfield House Greenfield House Colne	0.117	Vacant not PDL	Residential	Garden land / wooded open space	This site forms part of the wider garden land / curtilage of Greenfield House.
541	Land at Bunkers Hill Bunkers Hill Colne	8.738	Vacant not PDL	Retail	Building work currently being carried out to form new retail building	New development constraints: this site is now being developed for new retail use and is therefore unavailable for residential.
543	Land to side of Higher Park Hill Farm Colne Road Barrowford	0.161	Vacant not PDL	Open Space	Open green space	Physical constraints: this site has topographical and access issues.
544	Land to side of 8 Colne Road Colne Road Barrowford	0.046	Vacant not PDL	Open Space	Open space, grassed, small barn	Topography, proximity to the stream and access issues would mean the site would only be able to accommodate 1 dwelling at the most and is unlikely to be developable.
545	Land to rear of Pendle Heritage Centre 2 Colne Road Barrowford	0.108	Vacant not PDL	Other (add comment)	Vegetated land - part of Pendle Heritage Centre - large wooded area.	Physical constraints: no access to the site. This site is part of Pendle Heritage Centre.
546	Land to rear of Pendle Heritage Centre 1 Colne Road Barrowford	0.023	Vacant not PDL	Other (add comment)	Site part of Pendle Heritage Centre - grassed, wooded area	Site in current use. This site is part of Pendle Heritage Centre.
547	Land to rear of 1 Ford Street Ford Street Barrowford	0.018	Intensification	Residential	Garage / garden land	This site is garden / garage land. The study is not considering garden land site specifics as a source of supply. No practical access to the site.
548	Land to rear of 1 Bank Fold Bank fold Barrowford	0.112	Vacant not PDL	Open Space	Small, raised triangular shaped piece of land - grassed open space.	Physical constraints: the site is too small to develop and should be considered as open space.
549	Land across from 6 Holt Square Holt Square Barrowford	0.039	Intensification	Residential	Garden land	This site is garden land. The study is not considering garden land site specifics as a source of supply. Limited / no access to the site.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
551	Land at the Car Park Park Mill Barrowford	0.115	Car park	Other (add comment)	Car park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
552	Land at the side of 8 James Street Barrowford	0.076	Intensification	Residential	Garden land	This site is garden land. The study is not considering garden land site specifics as a source of supply.
553	Land to rear of 1 Halstead Close Barrowford	0.048	Intensification	Residential	Garden land	This site is the garden land for Halstead Farm. The study is not considering garden land site specifics as a source of supply.
555	Land to rear of 22 Pasture Lane Barrowford	0.151	Vacant not PDL	Open Space	Not a designated Open Space. Pasture Lane Community Wildlife Garden	Environmental constraints: a stream runs through this site. Wildlife Sanctuary. Consider including in the OSA.
556	Land at the end of East Bank Barrowford	0.025	Vacant not PDL	Open Space	Stream bank	Physical constraints: the site is too steep and too near the stream to be developed.
557	Land at Milton Street Milton Street Barrowford	0.018	Intensification	Other (add comment)	Appears to be an unadopted road / part of the access to the community garden.	Physical constraints: this site is too narrow to develop for housing.
558	Land to rear of Appelby Drive Colne	0.418	Car park	Other (add comment)	Vacant site	Well used car park for employees at Albert Mill.
561	Land to rear of 17 Kendal Avenue Barrowford	0.066	Vacant not PDL	Other (add comment)	Private fishing club.	Physical constraints: topography and access issues.
562	Land at Appleby Drive Appleby Drive Barrowford	0.045	Intensification	Residential	Garden land to front of 45 Appleby Drive	This site is the garden land of 45 Appleby Drive. The study is not considering garden land site specifics as a source of supply.
564	Land to rear of 36 Church Street Barrowford	0.025	Intensification	Residential	Rear gardens for 26 to 36 Church Street	Physical constraints: access and severe topographical issues.
565	Land to rear of Barleydale Rd Barleydale Road Colne	0.061	Vacant not PDL	Other (add comment)	Grassed, tree planted area	Extended garden land of 1 Barleydale Road. The study is not considering garden land site specifics as a source of supply.
566	Land to rear of Foreside Barrowford	0.117	Vacant not PDL	Other (add comment)	Woodland	Wooded area - possibly extended garden of 11 Foreside. The study is not considering garden land site specifics as a source of supply.
567	Land across from 247 Gisburn Road Gisburn Road Barrowford	0.014	Intensification	Residential	Garden land	This site is garden land for houses on Gisburn Road. The study is not considering garden land site specifics as a source of supply.
568	Land adjacent to 6 Rockville Rockville Barrowford	0.030	Intensification	Residential	Garden land	Physical constraints: site is too steep and is the garden land for houses on Rockville. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
572	Land to rear of Springbank Springbank Barrowford	0.123	Intensification	Residential	Garden land for 1 to 8 Spring Bank, Gisburn Road	This site is the garden land for 1-8 Spring Bank, Gisburn Road. The study is not considering garden land site specifics as a source of supply.
573	Land off Gisburn Road Gisburn Road Colne	0.093	Intensification	Residential	Garden land	Garden land. The study is not considering garden land site specifics as a source of supply.
574	Land to front of 190 Gisburn Rd Gisburn Road Barrowford	0.01	Intensification	Residential	Garden land	This site is the garden land of 190 Gisburn Road . The study is not considering garden land site specifics as a source of supply. Physical constraints: access to the site is poor and the site is small and poorly located in terms of visibility from the adjacent property.
576	Land to rear of 30 Barnoldswick Road Barnoldswick Road Barrowford	0.214	Intensification	Residential	Garden land	This site is the garden land of 26-30 Barnoldswick Road. The study is not considering garden land site specifics as a source of supply.
577	Land at Hiers House Lane Hiers House Lane Colne	0.382	Intensification	Residential	Land part of garden.	This site is part of the garden of Leach Cottage. The study is not considering garden land site specifics as a source of supply.
579	Land inbetween 28 & 30 Priestfield Ave Priestfield Ave Colne	0.02	Intensification	Other (add comment)	Gas/Electricity sub station	Electricity sub-station. Physical constraints: the site is too narrow to develop.
580	Land off Barrowford Rd Barrowford Road Colne	0.431	Existing allocation	Other (add comment)	Land not currently used for anything	Policy constraints: site forms part of the protected transport route and is therefore unavailable for development.
581	Land at Crown Way Crown Way Colne	0.097	Car park	Other (add comment)	Private car park for Riley's Engineering.	Private car park - well used. The study is only considering underused or temporary car parks as a source of supply.
583	Land at Car Park Linden Rd Linden Road Colne	0.262	Car park	Other (add comment)	Public car park for surrounding shops and also municipal hall and Linden Road Business Centre	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
584	Land to rear of 83 Brook Street Brook Street Colne	0.098	Intensification	Other (add comment)	Private garage site for residents.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
585	Land to the front of 12 Birtwistle Hyde Park Birtwistle Hyde Park Colne	0.013	Intensification	Residential	Garden area to residents of Birtwistle Hyde Park	This site is garden land for houses on Birtwistle Hyde Park. The study is not considering garden land site specifics as a source of supply.
586	Land to the front of 10 Birtwistle Hyde Park Birtwistle Hyde Park Colne	0.009	Intensification	Residential	Car park, garden etc	This site is garden land. The study is not considering garden land site specifics as a source of supply.
587	Land to rear of 2 Derby Street Derby Street Colne	0.032	Car park	Other (add comment)	Private car park	Company/private car park. The study is only considering underused and temporary car parks as a source of supply.
588	Land to rear of 5 Chapel Street Chapel Street Colne	0.041	Intensification	Residential	Garden land	This site is the garden land for 5 Stanley Street. The study is not considering garden land site specifics as a source of supply.
589	Land at Stanley Street Stanley Street Colne	0.073	Car park	Other (add comment)	Well used car park	Well used car park. The study is only considering underused and temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
590	Car Park at Great George Street Great George Street Colne	0.083	Car park	Other (add comment)	Car park for staff at Colne Town Hall	Well used car park for Housing Pendle. The study is only considering underused or temporary car parks as a source of supply.
591	Car Park at Walton Street Walton Street Colne	0.153	Car park	Open Space	Sure Start Nursery with car park	New development constraints: the new Sure Start building now occupies this site. This site is now unavailable for new housing development.
592	Land to rear of Mason Street Mason Street Colne	0.805	Vacant not PDL	Other (add comment)	Currently used as walk way for people to get from one side of the valley to the other	Physical constraints: this site is too steep to develop.
593	Land to side of 9 Windy Bank Windy Bank Colne	0.037	Car park	Other (add comment)	Car Park area and grassed garden area	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
594	Land at Car Park on Midgley St Midgley Street Colne	0.027	Car park	Other (add comment)	Car Park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
595	Land at Nineveh St Nineveh Street Colne	0.084	Intensification	Other (add comment)	Car park and garage site	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
596	Land at King Street King Street Colne	0.214	Car park	Other (add comment)	Car park	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
597	Land at rear of Jolly Hatters PH Dockray Street Colne	0.374	Intensification	Other (add comment)	Caravan storage park	In current use as a caravan storage site.
603	Land at Cross Skelton Street Cross Skelton Street Colne	0.048	PD vacant & derelict	Residential	New residential property currently being built on the site	New development constraints: site now under development - site unavailable.
604	Land behind the Union Hotel Cross Skeleton Street Colne	0.048	Car park	Other (add comment)	Car park	Car park in use. The study is only considering underused or temporary car parks as a source of supply.
605	Car Park at Cross Skelton Street Cross Skelton Street Colne	0.14	Car park	Other (add comment)	Car park.	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
606	Land at Car Park on Robert St Robert Street Colne	0.074	Car park	Other (add comment)	Car park used for Baptist Church	Church car park and garden. The study is only considering underused or temporary car parks as a source of supply.
607	Land at Peter Birtwistle Close 2 Peter Birtwistle Close Colne	0.044	Intensification	Residential	Currently used as garden area to Peter Birtwistle Close housing estate.	Garden land. The study is not considering garden land site specifics as a source of supply.
608	Land at Peter Birtwistle CI 1 Peter Birtwistle Close Colne	0.059	Intensification	Residential	Currently used as garden area for Peter Birtwistle Close housing estate.	Garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
609	Land at Birtwistle Fold Birtwistle Fold Colne	0.069	Intensification	Residential	Currently used as garden area for properties on Birtwistle Fold	Garden land. The study is not considering garden land site specifics as a source of supply.
610	Garage site on Charles St Charles Street Colne	0.172	Intensification	Other (add comment)	Currently used as garage site. Garages looked to be well used	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
611	Garage site off Skipton Rd Skipton Road Colne	0.118	Intensification	Other (add comment)	Currently used as garage site. Garages not all in good condition	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
613	Land to rear of 24 Portland Street Portland Street Colne	0.072	Intensification	Other (add comment)	Currently used as garden land for properties on The Park	Garden land. The study is not considering garden land site specifics as a source of supply.
614	Land to rear of 67 Keighley Road Keighley Road Colne	0.034	Intensification	Other (add comment)	Currently used as a garage site.	Garage site well used. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
615	Land to rear of 24 Grosvenor Street Grosvenor Street Colne	0.032	Vacant not PDL	Other (add comment)	Looks as though site currently under construction.	This site consists of hard standing and gardens which are all in current use.
616	Land at the bottom of Grosvenor Street Grosvenor Street Colne	0.159	Vacant not PDL	Open Space	Currently used as a community garden for the residents of Grosvenor Street	Community garden. The study is not considering garden land site specifics as a source of supply. Consider including in the OSA.
617	Land to side of 42 Mabel Street Mabel Street Colne	0.013	Intensification	Other (add comment)	Garden land of 42 Mabel Street	This site is the garden land of 42 Mabel Street. The study is not considering garden land site specifics as a source of supply.
620	Land to rear of 6 Sagar Fold Sagar Fold Colne	0.022	Intensification	Residential	Garden land	This site is garden land for 88-90 Keighley Road. The study is not considering garden land site specifics as a source of supply.
621	Land at Ellesmere Ave Ellesmere Avenue Colne	0.056	Intensification	Other (add comment)	Currently used as a garage site and is well maintained.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
622	Land to rear of Varley Street Varley Street Colne	0.103	Intensification	Other (add comment)	Garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
624	Land across from Acresfield Acresfield Colne	0.080	Vacant not PDL	Other (add comment)	Vacant land.	Physical and amenity constraints: the majority of this site is too steep to develop, the proximity to existing buildings is close and a footpath & stream runs at the bottom of the site further constraining development.
625	Land to rear of 24 Barnfield Close Barnfield Close Colne	0.435	Vacant not PDL	Open Space	Currently open space and public footpath	This site is within the floodplain and is a natural green, informal open space. There are also access problems with the site.
626	Land to rear of Ferndean cotton Tree Lane Cotton Tree Lane Colne	0.087	Vacant not PDL	Open Space	The site is currently used as open space, a public footpath through the site.	Physical constraints: the site is too steep to develop and a public foot path runs through the site. Consider including in the OSA.
627	Land off Cotton Tree Lane Cotton Tree Lane Colne	0.030	Vacant not PDL	Open Space	Vacant land with overgrown grass and weeds.	Physical constraints: the site is too steep and narrow to develop. Consider including the site in the OSA.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
628	Land to side of 3 Boulsworth Grove Boulsworth Grove Colne	0.017	Vacant not PDL	Open Space	Grassed verge next nursery.	Physical constraints: this site is too small to develop.
629	Land to side of 215 Keighley Road Keighley Road Colne	0.025	Intensification	Other (add comment)	Currently used as a small garage site and looks to be well used.	Garages are well used and in good condition. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
630	Land to rear of 243 Keighley Road Keighley Road Colne	0.018	Intensification	Other (add comment)	Currently used as a garage site and looks as though it is used on a regular basis	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
631	Land to rear of 257 Keighley Road Keighley Road Colne	0.038	Intensification	Other (add comment)	Half used as garden area and half used as car parking and garage site	This site is the garden / garage of the 255,257 & 259. The study is not considering garden land site specifics as a source of supply.
633	Land at Hollington Street Hollington Street Colne	0.218	Intensification	Other (add comment)	Currently used as a garage site and looks as though it's used on a regular basis.	This site consists of garages and informal allotments gardens. Consideration should be given to including the allotments in the OSA.
634	Land to side of 28 Venables Ave Venables Avenue Colne	0.018	Vacant not PDL	Open Space	Grassed open space / highway verge	Physical constraints: this site is too small to develop. Consider including in the OSA.
635	Land at garage site to rear of Thorn Grove Thorn Grove Colne	0.134	PD vacant & derelict	Other (add comment)	Could have been garage site in previous years, but not currently used as anything	This site has just been improved as a car park for residents with new tarmac, marked spaces and lighting. The site should be excluded from the HLAA.
637	Land to side of 15 Castle Court Castle Court Colne	0.051	Car park	Residential	Car park for residents at the apartments on Castle Court	Well used residential car park. The study is only considering underused or temporary car parks as a source of supply.
638	Land to rear of 40 Chatham St Chatham Streetq Colne	0.153	Intensification	Other (add comment)	Garage site for surrounding residents.	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
640	Land at Temple Street Temple Street Colne	0.021	Intensification	Other (add comment)	Garage site for residents. Well used and maintained.	Well used, new garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
641	Land at Garage site Chatham St Chatham Street Colne	0.014	Intensification	Other (add comment)	Garage site look as though in reasonable use.	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
642	Land to rear of 14 North Street North Street Colne	0.027	Intensification	Other (add comment)	Garden land to a adjacent property.	This site is part of the garden land of a house on Langroyd Road. The study is not considering garden land site specifics as a source of supply.
643	Land across from 44 North St North Street Colne	0.015	Car park	Other (add comment)	Car park for private day nursery.	Private, well used car park. The study is only considering underused or temporary car parks as a source of supply.
644	Land to side of 44 Belgrave Rd Belgrave Road Colne	0.024				Physical constraints: no access to this site.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
646	Land to rear of 37 Belgrave Rd Belgrave Road Colne	0.085	Intensification	Other (add comment)	Large garage site - garages look well used and maintained.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
647	Land to rear of 1 Lowther Street Lowther Street Colne	0.027	Intensification	Other (add comment)	Garage site.	Garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
648	Land to rear of 3 Lowther St Lowther Street Colne	0.038	Intensification	Other (add comment)	Private garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
649	Land at Cranbourne Street Cranbourne Street Colne	0.155	Intensification	Other (add comment)	Land currently used for resident parking/gardens. Two garages erected.	This site is garden land for houses on Castle Road (nos. 44-52). On this basis the site should be excluded from the HLAA.
650	Land to rear of 8 Castle Close Castle Close Colne	0.085	Intensification	Other (add comment)	Garage site for surrounding residents.	Garage site - in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
651	Land to rear of 208 Skipton Rd Skipton Road Colne	0.012	Intensification	Residential	Double garage	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
653	Garage site to the rear of 130 Langroyd Rd Langroyd Road Colne	0.016	Intensification	Other (add comment)	Currently used as garage site	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
654	Land across from 11 Devon Street Devon Street Colne	0.248	Intensification	Residential	Garden land.	This site is garden land for houses on the Crescent. The study is not considering garden land site specifics as a source of supply.
655	Land in between 97 & 99 North St North Street Colne	0.023	Intensification	Other (add comment)	Garage site.	Garage site - in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
656	Land in between Glenroy Ave & Belgrave Rd Glenroy Avenue Colne	0.169	Intensification	Other (add comment)	Car park for residents.	Residents car park. The study is only considering underused or temporary car parks as a source of supply.
658	Land to side of 34 Talbot Street Talbot Street Colne	0.018	Vacant not PDL	Open Space	Grassed open space with trees	This site is grassed with a number of mature trees. It provides amenity to the surrounding residential area and is over looked by a number of houses on Talbot Street. This site should be included in the Open Space Audit as amenity open space. Exclude from the HLAA.
659	Land to front of 44 Talbot Street Talbot Street Colne	0.019	Vacant not PDL	Open Space	Grassed open space with trees	This site is grassed with a number of mature trees. It provides amenity to the surrounding residential area and is over looked by a number of houses on Talbot Street. This site should be included in the Open Space Audit as amenity open space. Exclude from the HLAA
660	Land to front of 33 Talbot Street Talbot Street Colne	0.013	Vacant not PDL	Open Space	Grassed open space with trees	Physical and amenity constraints: this site is in front of existing dwellings and is too small to develop.
662	Land to rear of 1 Rimmington Ave Rimmington Avenue Colne	0.082	Intensification	Residential	Garden land.	This site is the garden land for Swanside. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
663	Land to side of Haverholme Off Harrison Drive Colne	0.599	Intensification	Residential	Garden land.	This site is part of the gardens of houses between Harrison Street and Alkincoates Road. The study is not considering garden land site specifics as a source of supply.
664	Land to rear of white Grove White Grove Colne	0.204	Intensification	Other (add comment)	Garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
665	Land in front of Middleton Laithe Middleton Drive Barrowford	0.201	Intensification	Residential	Garden land to the front of Higherford Lodge	This site is the garden land of Higherford Lodge. The study is not considering garden land site specifics as a source of supply.
667	Land to rear of 'Wayside' 232 Gisburn Road Stone Edge View Barrowford	0.028	Intensification	Residential	Garden land	This site is the garden land of 232-242 Gisburn Road. The study is not considering garden land site specifics as a source of supply. Physical constraints: the site has poor access and the topography and size limit its developability.
669	Land to rear of 274 Gisburn Road Gisburn road Barrowford	0.114	Intensification	Residential	Garden land.	Garden land. The study is not considering garden land site specifics as a source of supply.
670	Land to rear of 276 Gisburn Rd Gisburn Road Barrowford	0.045	Intensification	Residential	Garden - Tennis court (on map).	Garden land / tennis court. The study is not considering garden land site specifics as a source of supply.
671	Land to rear of 276 Gisburn Rd Gisburn Road Barrowford	0.070	Intensification	Residential	Garden land.	Garden land. The study is not considering garden land site specifics as a source of supply.
672	Land to rear of 336 Gisburn Road Gisburn Road Colne	0.013	Intensification	Residential	Garden land.	This site is the garden land of house on Gisburn Road. The study is not considering garden land site specifics as a source of supply. Physical constraints: this site has no direct vehicular access and is too small to develop.
673	Land to rear of 28 Beverley Rd Beverley Road Barrowford	0.023	Intensification	Residential	Garden land	This site is the garden land of 28 Beverly Road. The study is not considering garden land site specifics as a source of supply. Physical constraints: there is also no vehicular access to this site.
674	Land to rear of Great House Farm Red Lane Colne	0.232	Vacant not PDL	Other (add comment)	Driveway to Great House Farm Red Lane / grazing land	This site forms part of the wider curtilage of Great House Farm. Exclude site from the study as a site specific. However it should be noted that this site is within the settlement boundary and could come forward as a windfall site in the future.
675	Land to side of 1 The Meadows The Meadows Colne	0.027	Vacant not PDL	Open Space	Not currently used - consider including in the Open Space Audit, join with OSA site ref AG126	The site adjacent to this site is already designated as open space. This site would provide a natural continuation of the designation. Include site in the Open Space Audit. Exclude site from the HLAA.
676	Land adjacent to Langroyd Hall Off Red Lane Colne	0.09	Intensification	Other (add comment)	Beer garden for Langroyd Hall public house	Garden land of public house - in use. The study is not considering garden land site specifics as a source of supply.
679	Land opposite Blenheim Terrace Skipton Old Road Foulridge	0.043	Intensification	Residential	Garden land.	A large part of this site is garden land and should therefore be excluded from the study. The remaining part of the site consists of a narrow strip of land which is too narrow to develop. The site is also raised a good 2m above the road and looks to be held in place by a retaining wall. The whole of this site should be excluded from the study.
680	Land in front of 1-3 Pleasant View Skipton Road Foulridge	0.025	Intensification	Residential	Parking, garages, garden land.	Garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
681	Land adjacent to 22 Skipton Old Road Skipton Old Road Foulridge	0.027	Car park	Leisure	Car park.	Car park well used. The study is only considering underused or temporary car parks as a source of supply.
682	Land behind 22-34 Skipton Old Road Skipton Old Road Foulridge	0.046	Intensification	Residential	Garden land / grass at foot of retaining wall.	Physical constraints the topography of the site is too steep to develop.
683	Land off Noyna Road Noyna Road Foulridge	0.057	Intensification	Residential	Garden land / off road parking.	This site is garden land for houses on Noyna Road. The study is not considering garden land site specifics as a source of supply.
684	Land adjacent to Raynor Stoney Lane Foulridge	0.053	Intensification	Other (add comment)	Garage site.	Garages in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
685	Land between Stoney Lane and Skipton Road Skipton Road Foulridge	0.293	Vacant not PDL	Other (add comment)	Lower part car park for Masala Rooms, Indian Restaurant.	Upper part of the site not developable - topography - too steep. Lower part of the site is a well used car park.
686	Land off Parkinson Street Parkinson Street Foulridge	0.082	Intensification	Residential	Garages, garden land	This site is the garden land / garages of houses on Parkinson Street. The study is not considering garden land site specifics as a source of supply.
687	Land off Warehouse Lane Warehouse Lane Foulridge	0.093	Commercial building	Employment	Car park / storage area for Foulridge Industrial Units (Northgate Entrance).	In current commercial use - car park, storage area. The study is only considering vacant employment sites as a source of supply.
689	Land adjacent to Station House Station Road Foulridge	0.048	PD vacant & derelict	Open Space	Vacant - part of the old railway line, vegetated, overgrown.	Physical and policy constraints: too narrow to develop and immediately adjacent to the protect transport route.
690	Land behind 1-3 Tower View Tower View Foulridge	0.059	Vacant not PDL	Other (add comment)	Part grassed, part ungrassed open land - part of/end of old railway sidings.	Planning permission granted (08/03/2007) (13/06/0807P) for 8 apartments. Site will be excluded from the site specifics part of the study and will be included in the separate list of planning permissions.
691	Land opposite 45 Station Road Station Road Foulridge	0.02	Intensification	Residential	Garden land.	This site is the garden of 45 Station Road. The study is not considering garden land site specifics as a source of supply. The topography of the site would also make it difficult to develop.
692	Land of Railway Street Railway Street Foulridge	0.039	Intensification	Residential	Garden land	This site is garden land for houses on Railway Street. The study is not considering garden land site specifics as a source of supply.
693	Land behind 28-38 Station Road Station Road Foulridge	0.074	Intensification	Residential	Part garden land, part open grassed land.	This site is the garden land for house on Station Road. The study is not considering garden land site specifics as a source of supply. Physical constraints: the topography of part of this site is too steep to develop.
694	Land behind 14-26 Station Road Station Road Foulridge	0.054	Intensification	Residential	Garden land.	This site is the garden land of houses on Station Road. The study is not considering garden land site specifics as a source of supply.
696	Land West of the Bowling Green Warehouse Road Foulridge	0.034	PD vacant & derelict	Other (add comment)	Hard standing and small building, caravan on site.	Site too small to develop. Part of site part of beer garden for Hole in the Wall Pub.
697	Land behind 5-19 Towngate Towngate Foulridge	0.054	Intensification	Residential	Garden land.	This site is garden land for houses on Towngate. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
698	Land behind Causeway House Causeway Foulridge	0.014				Physical constraints: no access to this site.
700	Land to side of 527 Gisburn Rd Gisburn Road Blacko	0.01	Car park	Residential	Car park for new residential development.	Residents car park - part of new development. The study is only considering underused or temporary car parks as a source of supply.
701	Land to rear of 563 Gisburn Rd Gisburn Road Blacko	0.096	Intensification	Residential	Garden land.	Garden land. The study is not considering garden land site specifics as a source of supply.
702	Land to rear of 3 Springfield Springfield Blacko	0.011	Vacant not PDL	Residential	Garden land - not adjacent to a house.	Garden land. The study is not considering garden land site specifics as a source of supply.
703	Land at Manor House Manor House Blacko	0.110	Intensification	Residential	Garden land.	Garden land. The study is not considering garden land site specifics as a source of supply.
705	Land in front of Beechwood Cott and Rose Cott Off Blacko Bar Road Crow Trees	0.015	Intensification	Residential	Private garden land and storage sheds.	Private garden land. The study is not considering garden land site specifics as a source of supply.
706	Land at Sunnyside Farm Off Blacko Bar Road Crow Trees	0.109	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
707	Land behind The Sycamores Off Blacko Bar Road Crow Trees	0.108	Intensification	Residential	Private garden and parking / garage land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
708	Land off Barley Lane Barley Lane Barley	0.032	Car park	Other (add comment)	Car park to the Barley Mow Restaurant.	Car park to restaurant. The study is only considering underused or temporary car parks as a source of supply.
709	Land behind Pendle Row Barley Lane Barley	0.087	Intensification	Residential	Private garden land.	Private garden land, well maintained and established between a number of properties. The study is not considering garden land site specifics as a source of supply.
710	Land to side of Pendle Inn Barley Lane Barley	0.079	Intensification	Leisure	Garden land and play area for Pendle Inn PH and hotel	Private garden land to PH, in use. The study is not considering garden land site specifics as a source of supply.
711	Land in front of the Bullion Barley Lane Barley	0.034	Intensification	Residential	Most of the site is private garages, remainder is a narrow, landscaped seating area.	Garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
712	Land behind 12-14 Cross Lane Cross Lane New Church in Pendle	0.042	Intensification	Residential	Garden land for numbers 12-14.	Private garden land. The study is not considering garden land site specifics as a source of supply.
713	Land opposite 25 Cross Lane Cross Lane New Church in Pendle	0.006	PD vacant & derelict	Other (add comment)	Vacant building, previous use not clear	Site occupied by an existing building. Currently in use.
714	Land behind St Mary's Church Off Cross Lane New Church in Pendle	0.095	Vacant not PDL	Other (add comment)	Graveyard to St. Marys church.	Graveyard to church. Consider including in the OSA under the cemetery typology.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
715	Land below land behind St Mary's Church Off Cross Lane New Church in Pendle	0.040	Vacant not PDL	Other (add comment)	Graveyard to St. Marys church	Graveyard to church. Consider including in the OSA under the cemetery typology.
716	Land behind 1 Cross Lane Cross Lane New Church in Pendle	0.07	Intensification	Residential	Private garden land.	Private garden land with no access. The study is not considering garden land site specifics as a source of supply.
718	Land to the South of St Mary's Junior School Spenbrook Road Newchurch in Pendle	0.034	Vacant not PDL	Other (add comment)	Primary school (St Marys C of E) play and picnic are	Educational use: part of primary school.
719	Land in front of Sunnymede Spenbrook Road New Church in Pendle	0.049	Intensification	Residential	Overgrown garden land	This site is more part of the curtilage of Sunnymede than formal garden land but site should still be excluded under the garden land criteria.
720	Land opposite 2 Gorrell Close Spenbrook Road Spen Brook	0.064	PD vacant & derelict	Residential	Private gardens to terraced properties and derelict caravan and yard	Private gardens, well established and maintained. The study is not considering garden land site specifics as a source of supply.
721	Land adjacent to The Laurels Off Spenbrook Road Spen Brook	0.024	Intensification	Residential	Private gardens	Private gardens. The study is not considering garden land site specifics as a source of supply.
722	Land adjacent to 1 Gorrel Close Spendbrook Road Spen Brook	0.009	Vacant not PDL	Open Space	Grass verge / seating area and bus stop	Physical constraints: site too small to develop. Consider including in the OSA.
723	Land behind 2-8 Osborne Terrace Osborne Terrace Spen Brook	0.061	Intensification	Residential	Private gardens.	Private garden land. The study is not considering garden land site specifics as a source of supply.
724	Land adjacent to 6 Spencer Fold Spencer Fold Fence	0.035	Intensification	Residential	Garden and parking / garage land	Established private garden land and garage. The study is not considering garden land site specifics as a source of supply.
725	Land adjacent to 272 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.01	Intensification	Residential	Private garden and driveway.	Private garden land. The study is not considering garden land site specifics as a source of supply.
726	Land adjacent to Pollard Row Pollard Row Fence and Wheatley Lane	0.048	Intensification	Residential	Garden and parking / garage land	Established garden land. The study is not considering garden land site specifics as a source of supply.
728	Land adjacent to 310 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.082	Intensification	Residential	Private garden and driveway parking area	Private garden land, well maintained and used. The study is not considering garden land site specifics as a source of supply.
729	Land adjacent to 8 Tunstill Fold Tunstill Fold Fence and Wheatley Lane	0.022	Intensification	Residential	Private garden.	Private garden land, well maintained and looked after. The study is not considering garden land site specifics as a source of supply.
730	Land behind 8 Tunstill Fold Tunstill Fold Fence and Wheatley Lane	0.022	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
731	Land adjacent to Greenbank House Off Greenbank Drive Fence and Wheatley Lane	0.016	Intensification	Residential	Garden land	Well maintained and established private garden land. The study is not considering garden land site specifics as a source of supply.
732	Land adjacent to 361 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.011	Vacant not PDL	Open Space	Grass verge	Physical constraints: this site is too narrow and small for housing development. Consider including in the OSA.
733	Land behind 365-369 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.023	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
734	Land behind 371-375 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.043	Intensification	Residential	Private garden land, well maintained.	Private garden land.
735	Land behind 401 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.01	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
736	Land adjacent to Greenbank Drive Greenbank Drive Fence and Wheatley Lane	0.03	Intensification	Other (add comment)	Farmyard and outbuildings	Part of farmyard and buildings that are in use.
737	Land behind 439 - 441 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.008		Residential	Used as play area and wood store - unclear as to which properties use it.	Garden land. The study is not considering garden land site specifics as a source of supply.
738	Land behind 424-440 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.060	Intensification	Residential	Garden land to multiple properties plus garages and parking.	Established and well maintained private garden land. The study is not considering garden land site specifics as a source of supply.
739	Land adjacent to 9 Forest Avenue Forest Avenue Fence and Wheatley Lane	0.020	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
740	Land behind 12-28 Old Laund Street Old Laund Street Fence and Wheatley Lane	0.074	Intensification	Residential	Multiple private gardens	Well established private gardens. The study is not considering garden land site specifics as a source of supply.
742	Land adjacent to 464 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.069	Intensification	Residential	Private garden land.	Private garden land, well established and maintained. The study is not considering garden land site specifics as a source of supply.
743	Land off Laund Gate Laund Gate Fence and Wheatley Lane	0.104	Intensification	Other (add comment)	Mix of public space, electricity substation and private garden land.	Either private garden land or public open space. The study is not considering garden land site specifics as a source of supply. Consider including part of the site in the OSA. Physical constraints: electricity sub station on site.
744	Land off Harpers Lane Harpers Lane Fence and Wheatley Lane	0.116	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
745	Land behind 486 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.027	Intensification	Residential	Private garden land and substation	Private garden land and substation with no access. The study is not considering garden land site specifics as a source of supply.
746	Land adjacent to 1 Lane Top Lane Top Fence and Wheatley Lane	0.022	Vacant not PDL	Open Space	Public seating, grass verge area	Physical constraints: site too narrow for development.
747	Land adjacent to 5 Wheatcroft Avenue Wheatcroft Avenue Fence and Wheatley Lane	0.031	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
748	Land in front of 586-598 Wheatley Lane Road Wheatley Lane Road Fence and Wheatley Lane	0.107	Vacant not PDL	Other (add comment)	Grassed and heavily wooded area of mature trees. Not designated open space	Amenity constraints: the development of this site would severely impact on the houses immediately adjacent to the site.
749	Land behind St John's Church Kiln Hill Higham	0.029	Vacant not PDL	Other (add comment)	Planted area of small woodland and pond. Probably part of church or school	Site is planted with trees and shrubs and forms an extension to the church yard. Triangular shaped piece of land. Separated from the rest of the church yard by a dry stone walls and a fence.
750	Land adjacent to 7 Rake Top Avenue Rake Top Avenue Higham	0.029	Intensification	Residential	Established, well maintained garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
751	Land behind 106 Higham Hall Road Higham Hall Road Higham	0.017	Intensification	Residential	Garage parking and garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
752	Land behind 1-9 Gawthorpe View Gawthorpe View Higham	0.077	Intensification	Residential	Private garden land to properties on Gawthorpe View and Higham Hall	Private garden land, established and well maintained. The study is not considering garden land site specifics as a source of supply.
753	Land off Wilkinson Street Wilkinson Street Higham	0.061	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
754	Land at the end of Wilkinson Street Wilkinson Street Higham	0.102	Intensification	Residential	Private garden land	Well maintained, private garden land. The study is not considering garden land site specifics as a source of supply.
755	Land off Chapel Street Chapel Street Higham	0.011	Intensification	Residential	Garages, parking	Private garages and parking for houses on Chapel St. The study is only considering underused or temporary car parks as a source of supply. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
756	Land behind 1 Rake Top Avenue Rake Top Avenue Higham	0.016	Intensification	Residential	Private garage plus area of open space with tourist/heritage sign	Private garage / parking area and open space. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
757	Land to the North of Rake Top Barn Sabden Road Higham	0.101	Car park	Other (add comment)	Car parking land for local properties	Well used car park
758	Land off Sabden Road Sabden Road Higham	0.015	Car park	Other (add comment)	Car parking land	Well used car park.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
759	Land behind 1 Croft Lane Sabden Fold Higham	0.040	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
760	Land in front of 1-7 Jackson Fold Sabden Road Higham	0.007	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
761	Land in front of Hambledon Terrace Sabden Road Higham	0.035	Intensification	Residential	Private garden land to properties on Hambleton Terrace	Private garden land. The study is not considering garden land site specifics as a source of supply.
762	Land in front of 1-4 Wesley Place Wesley Place Higham	0.022	Intensification	Residential	4 garages and driveway, private to Wesley Place.	Garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
763	Land behind 2-12 Sabden Road Off Croft Lane Higham	0.112	Intensification	Residential	Private garden land to 5 properties.	Private garden land. The study is not considering garden land site specifics as a source of supply.
764	Land behind 26-30 Sabden Road Off Croft Lane Higham	0.064	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
765	Land behind 32 Sabden Road Off Croft Lane Higham	0.014	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
766	Land off Moore Drive Moore Drive Higham	0.065	Vacant not PDL	Other (add comment)	Grass verge and electricity sub-station	Physical constraints: the position of electricity sub station in centre of site would restrict any development potential.
768	Land adjacent to 10 Higham Hall Road Higham Hall Road Higham	0.083	Intensification	Residential	Private garden and driveway	Private garden land. The study is not considering garden land site specifics as a source of supply.
769	Land behind 1-3 Leet Road Leet Road Higham	0.076	Intensification	Residential	Garages and garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
770	Land behind 57-67 Waterloo Road Waterloo Road Kelbrook	0.054	Intensification	Residential	Garden land	This site is the garden land of 57-67 Waterloo Road. The study is not considering garden land site specifics as a source of supply.
771	Land between 36-40 Waterloo Road Waterloo Road Kelbrook	0.023	Intensification	Residential	Garden land	This site is the garden land of 36 Waterloo Road. The study is not considering garden land site specifics as a source of supply.
772	Land off School Street School Street Kelbrook	0.065	Intensification	Other (add comment)	Educational - school playground	Educational use: this site is part of the school playground.
773	Garages off Unity Street Unity Street Kelbrook	0.037	Intensification	Residential	Garages.	Well used garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
774	Land adjacent to 4 Waterloo Road Waterloo Road Kelbrook	0.032	Intensification	Residential	Garden land.	This site is the garden land of houses on Waterloo Road. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
776	Land behind 419-423 Colne Road Main Street Kelbrook	0.023	Intensification	Residential	Garden land.	This site is the garden land for houses on Colne Road. The study is not considering garden land site specifics as a source of supply.
777	Land adjacent to 19 Main Street Main Street Kelbrook	0.011	Intensification	Other (add comment)	Garages.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
778	Land behind 26-28 Main Street Main Street Kelbrook	0.018	Intensification	Residential	Garden land.	This site is garden land for houses on Main Street. The study is not considering garden land site specifics as a source of supply.
779	Land behind 16-20 Main Street Main Street Kelbrook	0.07	Intensification	Residential	Garden land / drive way area.	This site is garden land for houses on Main Street. The study is not considering garden land site specifics as a source of supply.
780	Land adjacent to 403 Colne Road Colne Road Kelbrook	0.015	Intensification	Residential	Garage site.	Well used garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
781	Land behind 3-11 Vicarage Road Vicarage Road Kelbrook	0.089	Intensification	Residential	Garden land.	This site is garden land for Main Street and Vicarage Road. The study is not considering garden land site specifics as a source of supply.
782	Land opposite St Mary's Church Church Lane Kelbrook	0.062	Car park	Other (add comment)	Church car park.	Well used car park for the church. The study is only considering underused or temporary car parks as a source of supply.
783	Land off Low Fold Low Fold Kelbrook	0.12	Intensification	Residential	Garden land.	This site is garden land for 13 Harden Road. The study is not considering garden land site specifics as a source of supply.
784	Land off High Fold High Fold Kelbrook	0.021	Intensification	Residential	Garden land	This site is garden land for 7 High Fold. The study is not considering garden land site specifics as a source of supply.
786	Land opposite Royds Farm Harden Road Kelbrook	0.032	Intensification	Residential	Garden land	This site is the garden land of a house off Heads Lane. The study is not considering garden land site specifics as a source of supply.
787	Land in front of 57a Dotcliffe Road Dotcliffe Road Kelbrook	0.009	Intensification	Other (add comment)	Open land	Physical constraints: this site is too small to develop.
788	Land adjacent to 28 Dotcliffe Road Dotcliffe Road Kelbrook	0.011	Intensification	Residential	Garden land	This site is garden land for 28 Dotcliffe Road.. The study is not considering garden land site specifics as a source of supply.
789	Land adjacent to Arden Dene Dotcliffe Road Kelbrook	0.039	Intensification	Residential	Garden land	This site is the garden land for Arden Dene, Dotcliffe Road. The study is not considering garden land site specifics as a source of supply.
791	Land adjacent to 1 Church Lane Church Lane Kelbrook	0.039	Intensification	Residential	Garden land	This site is the garden land for 1 Church Street. The study is not considering garden land site specifics as a source of supply.
792	Land adjacent to 311 Colne Road Colne Road Sough	0.044	Car park	Employment	Car park for Soughbridge Mill	Well used car park. The study is only considering underused or temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
793	Land behind 13-18 Holme Close Holme Close Sough	0.076	Intensification	Residential	Part of site has a garage and a shed on it	Physical constraints: no direct access and too narrow to develop.
794	Land behind 251-253 Colne Road Colne Road Sough	0.088	Intensification	Residential	Garden land	This site is the garden land of 251-253 Colne Road. The study is not considering garden land site specifics as a source of supply.
795	Land behind 5 Park Side Park Side Sough	0.013	Intensification	Residential	Garden land	This site is the garden land of 5 Park Side. The study is not considering garden land site specifics as a source of supply.
796	Land adjacent to 2 Moseley Avenue Moseley Avenue Earby	0.010	Vacant not PDL	Open Space	Highway verge	Physical constraints: this site is too small to develop.
798	Land behind Springfield Salterforth Road Earby	0.081	Intensification	Residential	Garden land	This site is the garden land of Springfield, Salterforth Road. The study is not considering garden land site specifics as a source of supply.
799	Land adjacent to Springfield Salterforth Road Earby	0.025	Intensification	Residential	Garden	This site is the garden land for Springfield, Salterforth Road. The study is not considering garden land site specifics as a source of supply.
800	Land adjacent to the Old Coach House Salterforth Road Earby	0.545	Intensification	Residential	Open site being developed for residential use.	New development constraints: work has now started on this site and it is no longer available. The site is being developed for housing.
801	Land adjacent to 1 Salterforth Road Salterforth Road Earby	0.012	PD vacant & derelict	Other (add comment)	Part of former railway line, site of signal box.	Policy constraints: protected transport route in the Pendle Local Plan, site unavailable for development.
802	Land between 126-130 Skipton Road Skipton Road Earby	0.052	Intensification	Residential	Garden land	This site is the garden land for 126 Skipton Road. The study is not considering garden land site specifics as a source of supply.
803	Land behind the works Hartley Street Earby	0.053	Intensification	Other (add comment)	Garage site, caravan storage.	In use as private garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
804	Land off Cross Street Cross Street Earby	0.017	Intensification	Other (add comment)	Garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
806	Land off Rostle Top Road Rostle Top Road Earby	0.066	Intensification	Open Space	Allotment	Physical constraints: poor access, developable area too small.
807	Land adjacent to the Telephone exchange Applegarth Street Earby	0.137	Car park	Leisure	Car park for Earby Cricket Ground.	Car park for Earby Cricket Club. The study is only considering underused or temporary car parks as a source of supply.
808	Land opposite Riverside Terrace Riverside Terrace Earby	0.071	Intensification	Residential	Garden land	This site is the garden land for houses on Riverside Terrace. The study is not considering garden land site specifics as a source of supply.
810	Allotments behind 22-46 Longroyd Road Longroyd Road Earby	0.165	Intensification	Other (add comment)	Allotments	Site is actively used as gardens, allotments. Consider including in the OSA.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
812	Garages off Bawhead Road Bawhead Road Earby	0.115	Intensification	Other (add comment)	Garages.	Site is in current use - well used garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
813	Garages off Wentcliffe Drive Wentcliffe Drive Earby	0.049	Intensification	Other (add comment)	Garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
814	Land behind 14-28 Went Cliffe Drive Went Cliffe Drive Earby	0.217	Intensification	Other (add comment)	Gardens / allotments	Garden land in current use. The study is not considering garden land site specifics as a source of supply.
815	Land off Green End Road Green End Road Earby	0.022	Intensification	Residential	Garden land	This site is the garden land of Heather View, Green End Road. The study is not considering garden land site specifics as a source of supply.
817	Garages off Bailey Street Bailey Street Earby	0.076	Intensification	Other (add comment)	Garage site - new garages - well maintained, well used.	New, well used garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
818	Garage site off Skipton Road Skipton Road Earby	0.044	Commercial building	Employment	Earby Autos - in use	Site in current use by Earby Autos. No indication that the site is likely to become vacant in the near future. The study is only considering vacant employment sites as a source of supply.
819	Garages opposite 20 Skipton Road Skipton Road Earby	0.035	Intensification	Other (add comment)	Garage site.	Garage site in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
820	Car Park off Albert Street Albert Street Earby	0.103	Car park	Other (add comment)	Car park.	Extremely well used car park. The study is only considering underused or temporary car parks as a source of supply.
821	Land off Highfield Road Highfield Road Earby	0.104	Intensification	Residential	Gardens and garages.	This site is the garden land of houses on Albion Street. The study is not considering garden land site specifics as a source of supply.
822	Land off Lincoln Road Lincoln Road Earby	0.072	Intensification	Other (add comment)	Garages, garden land.	Garages well used. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
823	Land off Waddington Street Waddington Street Earby	0.026	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
824	Car Park off Cemetery Road Cemetery Road Earby	0.125	Car park	Other (add comment)	Car park, perhaps for croquet club though no sign present. May be used by local residents	Car park for the croquet pitch.
825	Land behind 65 Water Street Water Street Earby	0.046	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
826	Land behind 71-79 Water Street Water Street Earby	0.064	Vacant not PDL	Open Space	Open grassed area	This site should be designated in the OSA.
827	Land off Stoopes Hill Stoopes Hill Earby	0.028	Intensification	Residential	Newly constructed property on site	New development constraints: dwelling already built on site. Site no longer available for development.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
828	Land adjacent to 3 Red Lion Street Red Lion Street Earby	0.042	Intensification	Residential	Private garden land.	Private garden land The study is not considering garden land site specifics as a source of supply. Physical constraints: no access to site due to topography.
829	Land off Duxbury Street Duxbury Street Earby	0.088	Vacant not PDL	Open Space	Overgrown, bonfire on site, no clear use of land at present	This site is within the flood zone and development could exacerbate problems down stream.
830	Garages behind 1-25 Duxbury Street Duxbury Street Earby	0.105	Intensification	Residential	Private garages and parking	Private garages and parking. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
831	Land off Nook Croft Nook Croft Earby	0.107	Intensification	Residential	Private garden land to multiple properties	Private garden land. The study is not considering garden land site specifics as a source of supply.
834	Land behind 8-20 Mill Brow Road Mill Brow Road Earby	0.054	Vacant not PDL	Open Space	Unused but steep wooded bank	Physical constraints: this site is too steep to develop, access would also be problematic.
835	Land between Greenbanl and Danehouse Old Lane Earby	0.060	Commercial building	Employment	Appears to be some form of storage/building relating to agriculture or wood chippings?!	Site in current use. The study is only considering vacant employment sites as a source of supply.
837	Land in front of 1-3 School Fields School Fields Earby	0.09	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
838	Land behind 1-3 School Fields School Fields Earby	0.167	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.
839	Land at the entrance of West Craven Business Park Skipton Road Earby	0.187	Vacant not PDL	Other (add comment)	Open field (site is small part of a much larger field)	This site is covered by the protected route for transport and as such could be the site for a major road intersection in the future.
840	Land to the North of Dalesway Skipton Road Earby	0.103	Intensification	Residential	New housing on site (2 detached dwellings)	New development constraints: this site has already recently been developed for housing.
841	Land to the South of Dalesway Skipton Road Earby	0.2	Intensification	Residential	Private garden land and used for grazing sheep and ducks	Private garden land. The study is not considering garden land site specifics as a source of supply.
842	Land adjacent to Grangefall Skipton Road Earby	0.278	Vacant not PDL	Open Space	Open field, site small part of a much larger field	This site is immediately adjacent to the protected rout for transport and may be part of a major road intersection in the future.
843	Land off Elm Close Elm Close Salterforth	0.024	Vacant not PDL	Open Space	Grassed open space	Physical constraints: this site is probably too small to develop. Consider including as Open Space.
844	Land adjacent to Canal Cottage Off Salterforth Lane Salterforth	0.023	Intensification	Residential	Possibly some sort of garden green house / shed structure.	Difficult site to access, the site is also part of / connected to Canal Cottage. The study is not considering garden land site specifics as a source of supply.
846	Land near Hill Top Off Manchester Road Barnoldswick	0.052	Intensification	Residential	Private garden land	Private garden land, well established and maintained. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
847	Land adjacent to Gordale Off Manchester Road Barnoldswick	0.093	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
848	Land behind the Greyhound Public House Crow Foot Row, Manchester Road Barnoldswick	0.106	Intensification	Residential	Allotments/garden land	Private garden land / allotments, in use. The study is not considering garden land site specifics as a source of supply.
849	Land opposite Crow Foot Row Crow Foot Row Barnoldswick	0.038	Intensification	Other (add comment)	Appears to be a beer garden for the pub and smaller part as private garden.	Garden land. The study is not considering garden land site specifics as a source of supply.
850	Land adjacent to 37 Manchester Road Manchester Road Barnoldswick	0.023	Intensification	Residential	Private garden land	Private garden. The study is not considering garden land site specifics as a source of supply.
851	Land behind 2 and 4 Low Moor Lane Low Moor Lane Barnoldswick	0.038	Intensification	Residential	Main site allotments/garden land, though adjacent employment area/yard looks redundant	Garden land. The study is not considering garden land site specifics as a source of supply.
852	Land adjacent to 9 Long Field Lane Long Field Lane Barnoldswick	0.049	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
853	Land adjacent to New Field Edge Morrgate Road Barnoldswick	0.139	Intensification	Residential	Private garden land to Newfield Edge Cottage	Private garden land. The study is not considering garden land site specifics as a source of supply.
854	Land adjacent to 27 York Fields York Fields Barnoldswick	0.076	Vacant not PDL	Other (add comment)	Grassed bank, fenced off from current housing estate	The settlement boundary is drawn tightly around the rear of this site. The topography of the site is such that any development would strongly impact on the existing properties as it would overpower the existing dwellings.
856	Garages behind 78-84 Park Road Park Road Barnoldswick	0.115	Intensification	Residential	Residential garages (27 in total)	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
857	Land behind 13-29 Clarence Street Clarence Street Barnoldswick	0.157	Intensification	Residential	Private garden land, parking and garages	Private garden land. The study is not considering garden land site specifics as a source of supply.
858	Garages at the end of Lower Park Street Lower Park Street Barnoldswick	0.097	Intensification	Residential	Residential garages (18 in total)	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
859	Garages off Myrtle Grove Myrtle Grove Barnoldswick	0.072	Intensification	Residential	Residential garages (18 in total)	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
860	Land behind 1-27 Harrison Street Harrison Street Barnoldswick	0.097	Intensification	Residential	Private garden land and garages	Private garden land, well maintained and used The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
861	Car Park off Rainhall Road Rainhall Road Barnoldswick	0.323	Car park	Other (add comment)	Rainhall Road shoppers car park. Underused car park.	Car park reasonably well used. he study is only considering underused or temporary car parks as a source of supply.
863	Land adjacent to 12 Moorgate Road Moorgate Road Barnoldswick	0.094	Intensification	Residential	Two new dwellings, recently built on site	New development constraints: site already developed for housing.
864	Land adjacent to Pickles Hippiens Esp Lane Barnoldswick	0.149	Vacant not PDL	Other (add comment)	Open field	Site more characteristic of open countryside. Access constraints apply.
867	Land off Kingdom Hall Kingdom Hall Barnoldswick	0.192	Intensification	Residential	Private garden land and garages	Private garden land. The study is not considering garden land site specifics as a source of supply.
868	Land at the Corner of Westgate and Calf Hall Road Westgate Barnoldswick	0.026	Intensification	Residential	Private garages and parking land, probably for terrace on John St	Private garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
869	Land adjacent to 11 Clough Terrace Clough Terrace Barnoldswick	0.022	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
870	Land off Walmsgate Walmsgate Barnoldswick	0.016	Intensification	Residential	Private garden land to Parrock Cottage, No. 20	Private garden land. The study is not considering garden land site specifics as a source of supply.
871	Garages/Land off Parrock Street Parrock Street Barnoldswick	0.019	Intensification	Residential	Private garage and garden land for whole terrace	Private garage and garden land. The study is not considering garden land site specifics as a source of supply. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
872	Land off Calf Hall Road Calf Hall Road Barnoldswick	0.031	Commercial building	Employment	Small piece of grassland and yard within grounds of Works (Carlson Filtration Ltd)	Part of grounds of active employment use. The study is only considering vacant employment sites as a source of supply.
873	Land in front of 4 Monkroyd Avenue Monkroyd Avenue Barnoldswick	0.011	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
874	Land/Buildings off Record Street Record Street Barnoldswick	0.121	Intensification	Residential	Private garden land and garages to terrace row.	Private garden land. The study is not considering garden land site specifics as a source of supply.
875	Land off Jepp Hill Jepp Hill Barnoldswick	0.014	Car park	Other (add comment)	Car park for 5 vehicles	Car park in current use. The study is only considering underused or temporary car parks as a source of supply.
876	Car Park off Brook Street Brook Street Barnoldswick	0.068	Car park	Other (add comment)	Public car park.	Car park in current use. The study is only considering underused or temporary car parks as a source of supply.
877	Garages off Commercial Street Commercial Street Barnoldswick	0.146	PD vacant & derelict	Employment	Mostly vacant but evidence of light usage on main structure.	Garages in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
878	Car Park off Station Road Station Road Barnoldswick	0.066	Car park	Other (add comment)	Station Road public car park	Car park in current use. The study is only considering underused or temporary car parks as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
879	Land adjacent to 1 Riding Close Riding Close Barnoldswick	0.033	Car park	Other (add comment)	Car park for local residents	Car park in current use. The study is only considering underused or temporary car parks as a source of supply.
880	Land behind 7-10 Langsford Close Langsford Close Barnoldswick	0.364	Vacant not PDL	Other (add comment)	Empty field, possibly used for grazing but not at time of site visit	Access into this site would be difficult unless it were developed with Site 881. The site is also owned by LCC and may be incorporated as part of the Building Schools for the Future programme.
882	Land off Moss Side Moss Side Barnoldswick	0.125	Vacant not PDL	Other (add comment)	Part of site used for private garages, part heavily wooded, part open pasture	Site occupied by garages that are well used.
883	Land adjacent to 1a Clayton Street Clayton Street Barnoldswick	0.012	Intensification	Residential	Parking area	Private parking area. The study is only considering underused or temporary car parks as a source of supply.
884	Land off Valley Road Valley Road Barnoldswick	0.67	Car park	Other (add comment)	Private car park for employees, local business	Well used car park. The study is only considering underused or temporary car parks as a source of supply.
885	Land adjacent to 81 Rainhall Road Rainhall Road Barnoldswick	0.013	Intensification	Residential	Private garden land and garage	Private garden land and relatively new looking garage built at rear of site. The study is not considering garden land site specifics as a source of supply.
886	Garages on Stuart Street Stuart Street Barnoldswick	0.033	Intensification	Residential	Private garages (5) and small grassed area behind	Garage site in current use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
887	Land adjacent to 1 Ethel Street Ethel Street Barnoldswick	0.01	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
888	Land at the end of Roundell Road Roundell Road Barnoldswick	3.805	Vacant not PDL	Other (add comment)	Undeveloped, grassed land	Half of this site has planning permission for industrial use. The other part of the site is constrained by contamination and the flood plain. The site is also considered more suitable for industrial development.
889	Land opposite Builders Yard Butts Barnoldswick	0.273	Intensification	Residential	Private gardens, land at south end of site not used/overgrown, not evidently garden land	This site is garden land for residents. The study is not considering garden land as a source of supply.
890	Land adjacent to 1 Taylor Street Taylor Street Barnoldswick	0.019	Car park	Other (add comment)	Car parking for local residents	Site in current use as a car park and irregular shape may make it difficult to develop. The study is only considering underused or temporary car parks as a source of supply.
891	Land adjacent to 2 Taylor Street Taylor Street Barnoldswick	0.073	Intensification	Residential	Private garden land	Private garden. The study is not considering garden land site specifics as a source of supply.
892	Land off Harper Street Harper Street Barnoldswick	0.039	Intensification	Residential	Private garages and extra bit of parking land/tarmac area	Garage site in use - reasonably well maintained.
893	Land adjacent to 2 Priory Way Priory Way Barnoldswick	0.015	Vacant not PDL	Open Space	Grassed area, staked trees	Site too small to develop.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
894	Land adjacent to 42 Far East View Far Eat View Barnoldswick	0.045	Intensification	Residential	Private garage and garden	Private garden land. The study is not considering garden land site specifics as a source of supply.
895	Land off North Avenue North Avenue Barnoldswick	0.04	Car park	Other (add comment)	Public car park	Site in current use as a car park. The study is only considering underused or temporary car parks as a source of supply.
896	Land at the end of Milton Grove Milton Grove Barnoldswick	0.085	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
897	Land opposite 15 Coniston Avenue Coniston Avenue Barnoldswick	0.01	Intensification	Residential	Private garden land plus parking area and sub-station	Private garden land and sub-station. The study is not considering garden land site specifics as a source of supply.
898	Garages at the end of Richmond Avenue Richmond Avenue Barnoldswick	0.096	Intensification	Residential	Garages/parking at top of site, gardens and allotments lower down	Private garages and allotments. The study is not considering garden land site specifics as a source of supply.
899	Land adjacent to 11 and 12 Ings Avenue Ings Avenue Barnoldswick	0.15	Intensification	Residential	Private garages and garden area	Private garages and garden area. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply. The study is not considering garden land site specifics as a source of supply.
900	Land off Bruce Street Bruce Street Barnoldswick	0.16	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
901	Land behind the Bakery Edith Street Barnoldswick	0.08	Intensification	Residential	Private garden land for multiple properties	Currently used as garden land. The study is not considering garden land site specifics as a source of supply.
902	Garages adjacent to 17 Edith Street Edith Street Barnoldswick	0.04	Intensification	Residential	Private garages (5)	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
903	Garages adjacent to 9 Brogden Street Brogden Street Barnoldswick	0.02	Intensification	Residential	Private garages (5)	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
904	Garages adjacent to 21 Brogden Street Brogden Street Barnoldswick	0.03	Intensification	Residential	Private garages (10)	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
905	Land between 2 Chapman Court and 25 West Close Road West Close Road Barnoldswick	0.13	Intensification	Residential	Private garden land / garages and parking	Private garden land. The study is not considering garden land site specifics as a source of supply.
906	Garages between 20 and 32 Gisburn Street Gisburn Street Barnoldswick	0.05	Intensification	Residential	Private garages / parking	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
907	Garages off Bairstow Street Bairstow Street Barnoldswick	0.38	Intensification	Residential	Residential garages and parking, 60+ garages on site	Site in current use - occupied by garages. Residents parking area. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply. The study is only considering underused or temporary car parks as a source of supply.
911	Garages off Meadow Street Meadow Street Barnoldswick	0.22	Intensification	Residential	Private garages (28 in total) and small part of site to west is a private garden	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
912	Land off Coronation Street Coronation Street Barnoldswick	0.154	Intensification	Residential	Private garden land, garages and parking	Private garden land. The study is not considering garden land site specifics as a source of supply.
913	Land off Conway Crescent Conway Crescent Barnoldswick	0.04	Intensification	Other (add comment)	Private garages (5) and grassed area	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
914	Land off Coates Avenue Coates Avenue Barnoldswick	0.09	Intensification	Residential	Private garages (8), grassed area and Yorkshire Water pumping station	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
915	Land behind 30 - 68 Rainhall Crescent Rainhall Crescent Barnoldswick	0.167	Intensification	Residential	Private garages (20 in total) and grassed area	Garage site. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
916	Land to the side of 3 Conway Crescent Conway Crescent Barnoldswick	0.022	Vacant not PDL	Open Space	Open grassed area	Site more suitable to be designated as open space. Development of this site would affect the amenity of surrounding dwellings and be out of place with the rest of the estate development.
917	Garages off Simpson Close Simpson Close Barnoldswick	0.026	Intensification	Residential	Private garages (5 in total)	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
918	Garages at the end of Weets View Weets View Barnoldswick	0.066	Intensification	Residential	Private garage land (7 in total) and parking area	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
919	Land adjacent to 8 Vicarage Road Vicarage Road Barnoldswick	0.014	Intensification	Residential	New dwelling built on site - Bare Banks Laithe	New development constraints: already implemented planning permission
920	Land adjacent to 20 Edward Street Edward Street Barnoldswick	0.078	PD vacant & derelict	Other (add comment)	Part retail space/car park to garage, part derelict land, part garden	This site is the curtilidge of houses on Edward Street. The study is not considering garden land site specifics as a source of supply.
921	Land adjacent to 14 Oak Terrace Oak Terrace Barnoldswick	0.025	Intensification	Residential	Private garden land and garage	Private garden land. The study is not considering garden land site specifics as a source of supply.
922	Land adjacent to 11 Coates Avenue Coates Avenue Barnoldswick	0.029	Vacant not PDL	Open Space	Amenity open space area	This site should be included in the OSA.
923	Land adjacent to Beechcroft Skipton Road Barnoldswick	0.22	Intensification	Other (add comment)	Enclosed field/pasture	This site is part of the grounds of Coates Hall. The study is not considering garden land site specifics as a source of supply.
924	Land 15 behind 15 George Street George Street Barnoldswick	0.023	Intensification	Residential	Private garden land, well established and maintained	Private garden land. The study is not considering garden land site specifics as a source of supply. Physical constraints: no realistic access into site.
926	Land behind Fairhaven Hawthorne Drive Barnoldswick	0.063	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
928	Land between Cherry Court and Craiglea Hawthorne Drive Barnoldswick	0.179	Intensification	Residential	Private garden land.	Private garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
929	Land adjacent to Moorfield Skipton Road Barnoldswick	0.018	Vacant not PDL	Open Space	Grass verge	Physical constraints: this site is too small and is irregular in shape to be developed. Consider including in the OSA.
930	Land behind Landsdowne and Deerstones Off Coates Lane Barnoldswick	0.499	Intensification	Open Space	Half of site garden land but half is wooded area of open space. No obvious pedestrian access to site though	Majority of the site is private garden land / woodland. The study is not considering garden land site specifics as a source of supply.
931	Land behind 10 Coates Fields Coates Fields Barnoldswick	0.043	Intensification	Residential	Private garden land	This site is private garden land. The study is not considering garden land site specifics as a source of supply.
932	Land adjacent to 1 Hartley Homes Keighley Road Laneshawbridge	0.052	Intensification	Residential	Residential garden area for Hartley Homes	This site is part of the grounds of the Hartley Homes estate. The study is not considering garden land site specifics as a source of supply.
933	Land adjacent to 20 Hartley Homes Keighley Road Laneshawbridge	0.046	Intensification	Residential	Garden area for residents at Hartley Homes	This site is part of the grounds of the Hartley Homes estate. The study is not considering garden land site specifics as a source of supply.
934	Land to the South of Sir William Hartley Court Keighley Road Laneshawbridge	0.146	Intensification	Residential	Not currently used for anything other than garden area	This site is part of the grounds of the Hartley Hospital development. The study is not considering garden land site specifics as a source of supply.
935	Land adjacent to 12 Lady Hartley Court Keighley Road Laneshawbridge	0.052	Intensification	Other (add comment)	Garden land / grounds of the Hartley Hospital development.	This site is part of the grounds of the Hartley Hospital development. The study is not considering garden land site specifics as a source of supply.
936	Land behind Broadview Keighley Road Laneshawbridge	0.043	Vacant not PDL	Residential	Garden land.	Garden land. The study is not considering garden land site specifics as a source of supply. Physical constraints: no way of gaining access to this site.
937	Land behind Brompton, Langdale and Bronte View Keighley Road Laneshawbridge	0.076	Intensification	Residential	Garden land	No access to the site. Also garden land for houses on Keighley Road. The study is not considering garden land site specifics as a source of supply.
938	Land behind Bridgelea and Kentmere Keighley Road Laneshawbridge	0.045	Intensification	Residential	Garden land	No access to the site. Also garden land for houses on Keighley Road. The study is not considering garden land site specifics as a source of supply.
939	Land in front of 20 Kingsley Road Kingsley Road Laneshawbridge	0.05	Vacant not PDL	Open Space	Grassed open space	Physical constraints: this site is too small and in an inappropriate location for development.
940	Garages off Kingsley Road Kingsley Road Laneshawbridge	0.081	Intensification	Other (add comment)	Garage site.	Garage site currently in use. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
941	Land adjacent to Laneshawbridge County Primary School Emmott Lane Laneshawbridge	0.035	Intensification	Other (add comment)	Educational	Physical constraints: no access to the site. Educational use: site is part of the school grounds.
942	Land behind 1 Keighley Road Keighley Road Laneshawbridge	0.029	Intensification	Other (add comment)	Garden land	This site is garden land for houses on Keighley Road. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
943	Land behind 6-12a Emmott Lane Emmott Lane Laneshawbridge	0.055	Intensification	Residential	Garden land	This site is garden land for houses on Emmott Lane. The study is not considering garden land site specifics as a source of supply.
944	Land behind 12-14 Emmott Lane Emmott Lane Laneshawbridge	0.038	Intensification	Residential	Garden land	This site is garden land for houses on Emmott Lane. The study is not considering garden land site specifics as a source of supply.
946	Garage site on Holme Crescent Holme Crescent Trawden	0.033	Intensification	Residential	Garages - 8 private garages on site, in use - Housing Pendle owned.	Site is currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
947	Land to rear of 27 Holme Crescent Holme Crescent Trawden	0.13	Intensification	Residential	Gardens to multiple houses, established but quite overgrown	Private, established gardens. The study is not considering garden land site specifics as a source of supply. Physical constraints: no access available to the site.
948	Land adjacent to 1 Hall Road Hall Road Trawden	0.042	Intensification	Residential	Well maintained garden and garage for private dwelling	Private garden land. The study is not considering garden land site specifics as a source of supply.
949	Land at Aspley Grove Hall Road Trawden	0.138	Intensification	Residential	Garden land at north of site and parking at south	Site in current use as garden land and residential parking. The study is not considering garden land site specifics as a source of supply.
950	Land to rear of 34 Skipton Rd Skipton Road Trawden	0.118	Intensification	Residential	Garage, parking and garden land	Established garden and parking areas for 24-44 Skipton Road. The study is not considering garden land site specifics as a source of supply.
951	Land to side of Harambee Surgery Skipton Road Trawden	0.026	Car park	Other (add comment)	Car park to doctors surgery	Private car park to doctors surgery, no evidence of large spare capacity. The study is only considering underused or temporary car parks as a source of supply.
952	Land to rear of 1-6 Skipton Rd Skipton Road Trawden	0.095	Intensification	Residential	Established garden land split between 1-9 Skipton Road	Established private garden land for no.s 1-9 Skipton Road. The study is not considering garden land site specifics as a source of supply.
954	Land at top of Dean Street Dean Street Trawden	0.202	Intensification	Residential	Garages, parking and garden land	Exclude all except western end of site as used for garages, parking and garden land. Apparently a covenant on the site restricting development.
955	Land to side of 4 Dean Street Dean Street Trawden	0.045	Intensification	Residential	Multiple, private garages and parking	Private garages and parking land. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
956	Land at Dent Hall Colne Road Trawden	0.095	Intensification	Residential	Private garden, land	Private garden land, very well maintained. The study is not considering garden land site specifics as a source of supply.
957	Land in front of 28 Colne Road Colne Road Trawden	0.013	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
958	Land to side of 20 Colne Rd Colne Road Trawden	0.012	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
959	Land at Weavers Court Weavers Court Trawden	0.059	Intensification	Residential	Private garden land for multiple properties	Private garden land. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
960	Land to rear of 3 Weevers Court Weevers Court Trawden	0.013	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
961	Land across from 17 Colne Road Colne Road Trawden	0.021	Intensification	Residential	Private garden land to 2 properties	Private garden land. The study is not considering garden land site specifics as a source of supply.
962	Land at Parkinson Terrace Parkinson Terrace Trawden	0.022	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
964	Land to rear of 1 Weavers Court Weavers Court Trawden	0.025	Intensification	Residential	Garage and parking	Newly built and used garage. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
965	Land across from 13 Green Meadow Green Meadow Trawden	0.018	Intensification	Residential	4 garages and parking land	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
967	Land at Orchard Terrace Chapel Close Trawden	0.031	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
968	Land to side of 3 Chapel close Chapel Close Trawden	0.015	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
969	Land to side of 1 Chapel Close Chapel Close Trawden	0.019	Intensification	Residential	Private garden land	Private garden land. The study is not considering garden land site specifics as a source of supply.
970	Land off Church Street Church Street Trawden	0.013	Intensification	Residential	Parking area and sheds	Residential parking area. The study is only considering underused or temporary car parks as a source of supply.
971	Land outside the Vicarage Church Street Trawden	0.079	Intensification	Residential	Half of site used as formal private garden, other half wooded and overgrown but still part of the curtilage of the vicarage.	The whole site is part of the curtilage of the vicarage and therefore forms part of the wider garden land of the property.
972	Land on Carr Head Carr Head Trawden	0.035	Intensification	Residential	Private garden	Private garden land. The study is not considering garden land site specifics as a source of supply.
973	Land to rear of Lanehouse Lanehouse Trawden	0.045	Intensification	Residential	Private gardens	Private garden land, well maintained
974	Land at garage site on Boulsworth Dr Boulsworth Drive Trawden	0.069	Intensification	Residential	Private garages	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
975	Land to rear of 33 Lanehouse Lanehouse Trawden	0.075	Intensification	Residential	Garages and garden land, well looked after and established	Well established and looked after parking, garage and garden land for multiple properties. The study is not considering garden land site specifics as a source of supply.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
976	Land to side of 58 Lanehouse Lane House Trawden	0.040	Intensification	Residential	New housing	New development constraints: new housing already on site.
977	Land across from Slackbooth Farm Lane House Trawden	0.032	Intensification	Residential	Multiple small garages on site (5 in total)	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
978	Land next to 31 Hollin Hall Hollin Hall Trawden	0.024	Intensification	Residential	Two prefab garages on site	Site occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
979	Land to rear of 58 Hollin Hall Hollin Hall Trawden	0.218	Intensification	Residential	Half of site is well established and looked after garden land. SE half of site is heavily wooded, banked area	Only part of site is not established private garden area, and this area is heavily wooded, on a reasonably steep bank with poor access opportunities. The study is not considering garden land site specifics as a source of supply.
980	Land to side of 24 Holme Street Holme Street Colne	0.011	Intensification	Residential	Garden and garage to side of 24 Holme Street	This site is the garden / garage of 24 Holme Street. The study is not considering garden land site specifics as a source of supply.
982	Land off Alpha Street Alpha Street Salterforth	0.018	Intensification	Residential	Gardens / garages	Garages / garden land for houses on Alpha Street. The study is not considering garden land site specifics as a source of supply.
985	Land off Reedley Road Brierfield	0.248	Vacant not PDL	Residential	Vacant, vegetated land	This site is now part of an application for a scheme on the former Lucas Playing Fields. The site also contains a number of mature, protected trees. The site is also allocated as open space in the Pendle Local Plan.
988	Land off School Lane Laneshawbridge	0.185	Intensification	Residential	Driveway and garden area	This site is garden land of Dents House. The study is not considering garden land site specifics as a source of supply.
990	Black Carr Mill Skipton Road Trawden	0.428	Car park	Employment	Currently used as a car parking area	Car park for commercial properties. The study is only considering underused or temporary car parks as a source of supply.
991	Garages off Kingsley Road Laneshawbridge	0.008	Intensification	Other (add comment)	Private garage site	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
992	Land off Mile End Close Foulridge	0.27	Vacant not PDL	Other (add comment)	Site currently under construction	New development constraints: development of site already underway for residential use.
993	Fence Slate Premises Barrowford Road Fence	0.081	Commercial building	Employment	In current commercial use	Site in current commercial use - no evidence of intentions of current use ceasing. The study is only considering vacant employment sites as a source of supply.
994	Land at Park Hill Farm Gisburn Road Barrowford	0.109	Intensification	Residential	Farmhouse and garden	Private garden land. The study is not considering garden land site specifics as a source of supply.
996	Soughbridge Mill Sough	1.118	Commercial building	Employment	Commercial property in use	The site is still in commercial use. Although comments have been made to suggest that the site could be vacated and considered for redevelopment no evidence of this has been produced when requested. Without any firm evidence the site cannot be included in the study.
997	Calf Hall Mill Calf Hall Road Barnoldswick	1.183	Commercial building	Employment	In commercial use Impress3 although company has ceased trading	This building is still in commercial use. The study is only considering commercial properties which have become vacant.

Site Ref	Site Name	Gross Site Area (Ha)	Source of Supply	Current Land Use	Current Land Use Comment	Reason for Excluding
998	Land at Windermere Avenue Colne	3.866	Exisitng allocation	Other (add comment)	Agriculture / grazing land	Policy constraints: site of settlement character.
999	Kelbrook Road Garages Barnoldswick	0.28	Intensification	Other (add comment)	Garage site	Site currently occupied by garages. The study is only considering underused, vacant or poorly maintained garage sites as a source of supply.
1001	Land to the rear of 192 & 194 Halifax Road Nelson	10.11	Vacant not PDL	Open Space	Designated site of settlement character	Policy constraint: this is a designated site of settlement character. These sites are not being considered in the assessment.
1005	Land to the South of Damside Colne	0.265	Commercial building	Employment	Motorbike repairs , car park	Site in current commercial use. The study is only considering vacant employment sites as a source of supply.
1006	Land at Waterside Industrial Estate Mill Green Colne	1.302	Commercial building	Employment	In current commercial use	In current commercial use. The study is only considering vacant employment sites as a source of supply.
1007	Land at Curzon Street Colne	0.321	Vacant not PDL	Open Space	Grassed open space	Physical constraints: site considered too steep to develop. Site may be better suited to being included in the open space audit.
1008	Green Works Knotts Lane Colne	0.292	Commercial building	Employment	Derelict building	The site already has outline permission for residential development. This site will be counted in the list of current residential planning permissions.
1009	Land off Knotts Lane Colne	0.204	Commercial building	Other (add comment)	Derelict building	Site in current commercial use. The study is only considering vacant employment sites as a source of supply.
1011	Lob Lane Mill Clitheroe Road Brierfield	0.985	Commercial building	Employment	Vacant employment site / building	Site already has outline planning permission for residential. Site dealt with in the planning permissions section of the assessment.
1016	Byron Road Community Centre Byron Road Colne	0.281	Intensification	Leisure	Community Centre	Community Centre still in use.
1017	Land at Sandhills Close Sandhills Close Salterforth	0.11	Intensification	Open Space	Designated open space	Policy constraints: allocated open space.
1018	Former Coach House Antiques Windsor Street Colne	2.311	Commercial building	Employment	Vacant Employment Site	The site has a number of constraints including a culvert running beneath the site. The site is also now under offer and the site is likely to be redeveloped for retail.
1022	Brierfield Mills Glen Way Brierfield	2.451	Commercial building	Employment	Currently occupied by BSN Medical	There is no evidence that the existing employment use of this building is likely to cease in the near future. The study is only considering vacant employment sites as a source of supply.
1025	Carpentry Workshop Cross Street Earby	0.012	Commercial building	Other (add comment)	Carpentry workshop	Site is still in use as a carpentry workshop.
1029	Open land north of Greenfield Hamlet Philips Lane COLNE	0				At the local plan inquiry the Inspector agreed that the site should not be designated as open space. On this basis the Council cannot include the site in the Open Space Audit. The site consists of wooded areas and open pasture land. Access in to the site is very restricted with a public right of way (footpath) being the only access into the site. The site is part of the natural setting of the Greenfield Hamlet. The site should therefore be excluded from the HLAA.

Appendix 8

Suitability Criteria Scoring Matrix – Justification Table

Suitability Scoring Criteria

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
Policy Restrictions			Although the practice guidance advocates that sites should not be excluded on the basis of policy constraints it is important to make a realistic assessment of how policy will affect the suitability and therefore the developability of a site to come forward.	
S1	Is the site PDL?	Yes = 5, No = 1	PDL site gain a higher score as the current policy direction encourages the use of brownfield (PDL) sites first.	PPS3, RSS, PLP
S2	Can car parking be provided at the minimum level?	Yes = 5, No = 1	New residential developments are required to provide adequate parking to meet the minimum standards. Those sites where providing car parking may be difficult gain a lower score. (This is often the case with single plots or end of terrace plots where further on-street parking may not be available).	RSS/JLSP/PLP Car Parking Standards
S3	Would development lead to the loss of employment land or buildings?	Yes = 1, No = 5	Sustainable development requires a balance between economic, social and environmental aspects. Redeveloping employment sites leads to the loss of these uses.	
S4	Is the site within a Protected Employment Area?	Yes = Exclude, No = 5	Current policy resists the loss of employment land in protected employment areas. Sites which are within Protected Employment Areas should be excluded from the study. It should be noted that the Employment Land Review is currently being undertaken and highlighted that all the protected employment areas were still required and therefore should not be released for other uses.	PLP
S5	Is the site covered by an Open Space or Settlement Character Designation?	Yes = Exclude, No = 5	Current policy resists the loss of open space sites or sites of settlement character. Any site that is covered by one of these designations should therefore be excluded from the study. It should be noted that the open space audit is also currently under review and sites which are no longer deemed suitable as open space have been identified in this assessment.	PLP
S6	Is the site within a main development location?	Yes (Nelson Colne, Brierfield, Barnoldswick) =5, No (elsewhere) =1	Current strategic policy requires development to be located primarily in the principal urban areas, main towns and key service centres. In Pendle, Nelson (including Brierfield) Colne and Barnoldswick are all identified as key services centres in the draft RSS. Any new residential development should therefore be focused in these areas in the first instance. Sites in these locations therefore gain a higher score.	RSS/JLSP

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
Physical Limitations			There may be a number of physical limitations which affect a sites suitability to be developed for housing.	
S7	Does the site have suitable infrastructure (highways & utilities) available?	Yes = 5, No = 1	Any new residential development will obviously require connection to a number of infrastructure services including the basic utilities (gas, electric, water, telecoms) and highways infrastructure. Some sites will already have suitable infrastructure available and these sites will gain a higher score.	
S8	Is the related infrastructure able to accommodate further development?	Yes = 5, Partially = 3, No = 1	Larger residential developments will have a serious impact on the capacity of the infrastructure of the surrounding area. Where large sites are potentially to be developed in areas running at near full capacity these sites will gain a lower score.	
S9	Is the site at risk of being contaminated?	Yes = 1, Partially = 3, No = 5	If a site is contaminated or at risk of being contaminated then this will affect the suitability of the site for development. Sites can obviously be remediated but this may reduce the viability of the site and affect the timescales of when the site will come forward. Sites with possible contamination will gain a lower score.	Environmental Health, Landfill Data
S10	Is the site constrained by topography?	Level/flat = 5, Gentle slope = 3, Steep slope / drop = 1	The topography of a site can also affect it's suitability for development. Steep slopes will increase build costs and reduce a site's viability or affect the timescales of when the site will come forward. Sites with steep topography will gain a lower score.	

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
S11	Is the site at risk of flooding?	<p>Yes (Flood Zone 3 and does not pass the Exception Test) = REMOVE site from the assessment.</p> <p>Yes (Flood Zone 3 and passes the Exception Test) =1.</p> <p>Yes (Flood Zone 2 or where the site is identified as being at risk of flooding from the canal, a Critical Ordinary Watercourse (COW), an Ordinary Watercourse (OW) or Ponding) =2.</p> <p>No =5</p>	<p>The risk of flooding should be a serious consideration in any new residential development. PPS25 states that development should only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk. PPS25 classifies buildings used for dwelling houses as a more vulnerable land use. In Flood Zone 2 more vulnerable uses are an acceptable use. In Flood Zone 3 sites intended to be used for more vulnerable uses must pass the Exception Test to be permitted.</p> <p>Sites which are located in Flood Risk Zone 2 or where they are identified as being at risk of flooding from a canal, Critical Ordinary Watercourse (COW), Ordinary Watercourse (OW), or ponding will score 2 points as these sites are less preferable for residential development than sites in Flood Zone 1. Sites located in Flood Zone 3 will have to pass the Exception Test to be included in the assessment and where they do pass they will score 1 point. As these sites are less preferable to sites in Flood Zones 1 and 2. Those sites within Flood Risk Zone 3 which do not pass the Exception Test will be excluded from the assessment as they are deemed not suitable for residential development. There may be cases where only part of a site is affected by the flood zone. In these cases comments will be included in the suitability comments box providing details of any amendments to the site boundary and capacity. These changes will be made where necessary.</p>	PPS25, SFRA for Pendle
	Distance from/to:		<p>A number of studies provide recommended accessibility distances housing should be to certain services. The middle score represents the maximum distance a service should be from housing. Anything above the maximum scores a low point. Anything below half the recommended distance scores a high point as this indicates that it has a high accessibility level to that particular service. Accessibility distances have been measured from each site to each service using bendy routes to ensure an accurate assessment of the accessibility.</p>	
S12	Railway Station	Up to 400m = 5, between 400-800m = 3, over 800m = 1	Identified through the survey and map base evidence.	

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
S13	Bus Stop	Up to 200m = 5, between 200-400m = 3, over 400m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	Shaping Neighbourhoods: A guide for Health, Sustainability and Vitality, Accessibility Questionnaire (PLP), Sustainable Settlements: A guide for Planners, Designers and Developers
S13a	Public Transport Corridors / Bus Frequency	Site within 400m of a bus stop with a 15 minute bus frequency = 5 Site over 400m of a bus stop with a 15 minute bus frequency = 1	Sites within a designated high frequency public transport corridor will have better access to services and facilities and can be considered more suitable. Identified through information provided by Lancashire County Council.	
S14	Primary School	Up to 300m = 5, between 300-600m = 3, over 600m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
S15	Secondary School	Up to 600m = 5, between 600-1200m = 3, over 1200m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
S16	Sports Centre	Up to 600m = 5, between 600-1200m = 3, over 1200m = 1	Sports centres constitute one of the following: Pendle Wavelengths (Nelson), Pendle Leisure Centre (Colne), and West Craven Leisure Centre (Barnoldswick).	
S17	Doctors	Up to 500m = 5, between 500-1000m = 3, over 1000m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
S18	Hospital	Up to 2000m = 5, between 2000-4000m = 3, over 4000m = 1	Hospitals constitute one of the following: Burnley General Hospital, Nelson Community Hospital, and Airedale District Hospital.	
S19	Local Shopping Centre	Up to 400m = 5, between 400-800m = 3, over 800m = 1	A local shopping centre would include the defined town centres (Nelson, Colne or Barnoldswick) and the defined local shopping centres (Brierfield, Barrowford or Earby).	
S20	Superstore	Up to 1000m = 5, between 1000-2000m = 3, over 2000m = 1	A super store would include one of the following: Morrisons (Nelson), Asda (Colne), Co-op (Barnoldswick)	
S21	Employment	Up to 2000m = 5, between 2000-4000m = 3, over 4000m = 1	Distances to the nearest protected employment area or town centre / local shopping centre were used as the defined areas to measure to.	

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
S22	Public House	Up to 400m = 5, between 400-800m = 3, over 800m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
S23	Corner Shop	Up to 200m = 5, between 200-400m = 3, over 400m = 1	Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
S24	Post Office	Up to 400m = 5, between 400-800m = 3, over 800m = 1	Identified through the survey and map based evidence.	
S25	Open Space	Up to 150m = 5, between 150-300m = 3, over 300m = 1	Nearest defined open space (in the Local Plan)	
S26	PROW	Up to 200m = 5, between 200-400m = 3, over 400m = 1	Nearest defined public right of way. Identified through Lancashire County Council Accessibility Technical Report and Mapzone. Considering the proximity of a site to defined public rights of way helps to assess the site's connectivity to the wider countryside and potential recreational activities.	
S27	Cycle route	Up to 800m = 5, between 800-1600m = 3, over 1600m = 1	Nearest defined cycle route. Identified through Lancashire County Council Accessibility Technical Report and Mapzone.	
Potential Impacts			If the site scores favourably against both the policy restrictions and physical limitations there still may be potential impacts of any development on a site which need to be considered.	
S28	Could the development have a potential adverse impact on a Conservation Area or its setting?	Yes = 1, No = 5	The historic environment is protected for its special character or appearance. Although conservation area status does not stop new developments it does mean that tighter restrictions can be placed on new buildings. If a site in a conservation area (or next to one) is likely to be developed in a way which would affect the historic form then the site will gain a low score.	PLP
S29	Could the development have a potential adverse impact on a Listed Building or its setting?	Yes = 1, No = 5	The impact of new development on Listed Buildings and their settings is tightly controlled. Any potential development site adjacent to a Listed Building will gain a low score.	PLP

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
S30	Could the development have a potential adverse impact on a Scheduled Ancient Monument or its setting?	Yes = 1, No = 5	Schedule Ancient Monuments are also heavily protected. Sites which are near a schedule monument and where the development would affect the monument will gain a low score.	PLP
S31	Could the development have a potential adverse impact on any archaeological remains?	Yes = 1, No = 5	Where there is evidence of archaeological remains on a site then the site will gain a low score. Protected remains may restrict development.	PLP
S32	Does the site contain a Tree Preservation Order (TPO)?	Yes = 1, No = 5	Although the presence of a TPO cannot stop development they are a consideration of any new development. Current policy indicates that all new development should respect trees in terms of their location and the contribution they make to the local scene. Sites with TPOs on them will gain a lower score.	PLP
S33	Are there any known ecological constraints?	Yes = 1, No = 5	There may be instances where the ecology of a site (including biodiversity and geodiversity) will affect the development potential. Where there is evidence to show that such ecological constraints exist (including where it would result in the reduction of biodiversity or geodiversity) sites will gain a lower score.	PLP
S34	Is the site affected by a nature conservation designation?	Yes (designation on the site) = 1, site within 250m buffer of a designation= 3, No = 5	The presence of a nature conservation designation can restrict development potential. Sites which contain a designation will gain a low score. Sites within a certain buffer distance will gain a medium score.	PLP
S35	Would the development adversely impact on surrounding uses?	Yes = 1, Partially = 3, No = 5	As part of any site appraisal the impact a new development would have on the surrounding uses needs to be considered.	
S36	Does the site have any bad neighbour land uses? E.g. industry, railway line, A road, school etc?	Yes (heavy industry) = 1, Moderate (school etc) = 3, No (mainly residential) = 5	The suitability of a site to be developed for residential uses may depend on the surrounding uses. Sites next to large industrial estates/buildings may reduce the suitability of the site.	
S37	Is the site affect by poor air quality?	Yes = 1, No = 5	The Air Quality Monitoring Report (2006) identifies that there are no predicted exceedences for any of the seven pollutants. Levels of carbon monoxide, benzene, 1, 3-butadiene, lead, nitrogen dioxide, sulphur dioxide and PM10 all meet the UK National Objectives for 2005. With the evidence available the air quality in Pendle meets the required levels. However, there is no specific localised data for each site.	Air Quality Report (PBC 2006)

Suitability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
S38	Are there any other reasons why the site is unsuitable for residential development?	Comment	This additional comments box allowed any other constraints to be noted.	

Key:

PLP – Pendle Local Plan

PPS3 – Planning Policy Statement 3: Housing

RSS – Regional Spatial Strategy

JLSP – Joint Lancashire Structure Plan

Suitability Scoring Results

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment
862	Land off Sussex Street	Sussex Street	Barnoldswick	PD vacant & derelict	0.023	37	1	5	5	5	5	5	5	1	5	5	5	5	1	5	5	5	5	5	5	1	5	5	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5		174	Retain	Site scores very well for access to most services.		
995	Workshop premises at Bank Street		Barnoldswick	Intensification	0.0325	62	2	5	5	5	5	5	5	5	5	5	5	5	1	3	5	3	3	3	5	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		174	Retain	Site has very good access to most services.	
1035	Land adjacent to 14 York Street	York Street	Barnoldswick	PD vacant & derelict	0.016	125	2	5	1	5	5	5	5	5	5	5	5	5	1	3	5	5	3	3	5	1	5	5	5	5	5	5	1	1	5	1	5	5	5	5	5	3	5		158	Retain	Site has good access to most services.		
1034	Works	Off Church Street	Barnoldswick	Commercial building	0.021	95	2	5	1	5	5	5	5	5	5	5	5	2	1	3	5	5	3	3	5	1	5	5	5	5	3	5	1	5	1	1	5	5	5	5	5	5	3	5		153	Retain	Site has good access to most key services. This site is adjacent to an ordinary watercourse (Butts Beck).	
855	Former Reservoir	Park Hill	Barnoldswick	PD vacant & derelict	0.3719	35	13	5	5	5	5	5	5	5	3	3	3	5	1	3	1	3	5	5	5	1	3	5	5	3	1	3	1	1	5	5	5	5	5	5	5	3	5	5	Possibly problems from previous use as a service reservoir.	150		Site is PDL. Possible contamination issues as site use to be a reservoir.	
865	Land at Wapping	Westgate	Barnoldswick	Vacant not PDL	1.059	36	38	1	5	5	5	5	5	1	1	5	3	5	1	5	1	3	1	1	3	1	5	5	5	5	3	3	3	5	5	1	5	5	5	5	5	5	3	5		149	Retain	Any development would need to be sensitively designed so as not to impact on the conservation area.	
866	Land South of Mill Street	Mill Street	Barnoldswick	Vacant not PDL	0.1323	33	4	5	5	1	5	5	5	1	1	5	3	5	1	3	1	3	1	1	3	1	5	5	5	5	1	3	3	5	5	5	5	5	5	5	5	5	5	5		142	Retain	Site has reasonable to good access to most services.	
881	Land behind Raikes Cottage	Rainhall Road	Barnoldswick	Vacant not PDL	0.6507	35	22	1	5	5	5	5	5	1	1	5	3	5	1	1	1	1	3	3	3	1	5	5	5	5	5	3	3	5	5	5	5	5	5	5	3	3	3	5		140	Retain	Site has reasonable to good access to most services. However, the site is not previously developed and this may restrict the site coming forward in the immediate period.	
845	Land behind the Moorlands	Manchester Road	Barnoldswick	PD vacant & derelict	0.0988	39	4	5	5	5	5	5	5	1	3	5	5	5	1	5	1	1	3	3	3	1	1	3	5	3	1	1	5	1	5	1	5	5	5	5	5	5	5	5		138	Retain	Site has reasonable access to most services.	
909	Land to the East of Hazel Bank	Brogden Lane	Barnoldswick	Intensification	0.19	5	1	5	5	5	5	5	5	1	5	5	5	5	1	3	1	1	1	1	1	1	1	3	5	5	1	3	1	5	5	5	1	5	5	5	5	5	5	5		136	Retain	Site has poor access to a number of services. Site is adjacent to a listed building.	
908	Land behind the Ambulance Station	Brogden Lane	Barnoldswick	Vacant not PDL	0.09	22	2	1	5	5	5	5	5	1	5	5	5	5	1	5	1	1	1	1	1	1	1	3	5	5	1	3	1	3	5	5	5	5	5	5	5	5	3	5	Site may be better retained as open space. Site near the ambulance station.	134	Retain	Site has poor access to a number of services. Site is next to the ambulance station which may reduce viability / attractiveness of the site.	
910	Land between 4 and 6 Banks Hill	Banks Hill	Barnoldswick	Vacant not PDL	0.08	12	1	1	5	5	5	5	5	5	3	5	5	5	1	5	1	1	1	1	1	1	1	3	5	3	1	1	1	3	5	5	5	5	5	5	5	5	5	5		134	Retain	Although the site scores poor against a number of access to services criteria the development of this site would finish off the existing estate.	
984	Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	2.43	30	73	5	5	1	5	5	5	5	3	3	5	5	1	1	1	1	1	1	1	1	1	3	5	3	1	3	1	5	5	5	5	5	5	5	5	5	3	5	5		130	Retain	Poor access to some services as the site is located to the north of the settlement. The Pendle Mills survey indicates the site is in good condition. Part of the building may be suitable for conversion.
927	Land behind Westwood	Pasture Close	Barnoldswick	PD vacant & derelict	0.2358	30	7	5	5	5	5	5	5	1	1	5	5	5	1	3	1	3	1	1	1	1	1	3	5	3	3	1	1	1	5	5	5	5	5	5	5	3	5	5		129	Retain	The site has poor access to number of services.	
925	Land behind 1-4 Applegarth	Applegarth	Barnoldswick	Intensification	0.067	29	2	1	5	5	5	5	5	1	3	5	5	5	1	3	1	3	1	1	1	1	1	3	5	3	3	1	1	1	5	5	5	5	5	5	5	3	5	5		128	Retain	Site has poor access to a number of services.	
986	Land to the rear of Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	1.291	30	39	5	5	1	5	5	5	5	3	3	3	5	1	1	1	1	1	1	1	1	1	3	5	3	1	3	1	5	5	5	5	5	5	5	5	5	3	5	5		128	Retain	Site has poor access to a number of key services.
455	Land to side of 1 Rushton Street	Rushton Street	Barrowford	Vacant not PDL	0.0064	155	1	5	1	5	5	5	1	5	5	5	5	5	1	5	1	5	1	3	5	3	5	3	5	5	5	5	1	3	5	5	5	5	5	5	5	5	3	5	Site may be more suitable to be retained as landscaped open space.	156	Remove	Site too small and isolated to be developed. Site would be more suitable as open space.	
426	Land to side of 16 Garnett Street	Garnett Street	Barrowford	Intensification	0.0065	153	1	5	1	5	5	5	1	5	5	5	5	0	1	5	1	1	1	1	5	5	5	3	5	5	5	5	1	5	5	5	5	5	5	5	5	5	5	5		153	Remove	Site has good access to most services. The site is within Flood Zone 3 and would not pass the Exception Test. The site should be considered as not developable and should be removed from the assessment.	
442	Land to rear of 8 Deepdale Green	Deepdale Green	Barrowford	Vacant not PDL	0.0507	20	1	1	5	5	5	5	1	5	3	5	5	1	1	3	1	1	1	3	5	5	3	3	5	5	3	3	1	5	5	5	5	5	5	5	5	5	5	3	5	This site is immediately adjacent to a culvert / open drainage system. Any development may have a severe impact on this.	142	Remove	Although the site has good access to most services the flood risk issue is of high concern.
554	Land to side of Halstead Farm	Halstead Farm	Barrowford	Intensification	0.0314	31	1	5	5	5	5	5	1	5	3	5	5	5	1	3	1	1	1	1	1	1	3	5	1	5	5	1	3	1	5	5	5	5	5	5	5	5	3	5		140	Retain	Scores poorly for access to a number of services.	
575	Land adjacent to 12 Francis Avenue	Francis Avenue	Barrowford	Intensification	0.0317	39	1	1	5	5	5	5	1	5	3	5	5	5	1	5	1	1	1	1	1	1	3	1	1	5	5	5	1	5	5	5	5	5	5	5	1	5	5	5		138	Retain	TPO covers the whole site and may restrict any development. Site also scores poorly against access to services criteria.	
440	Land to rear of 4 Wheatley Grove	Dixon Street	Barrowford	Vacant not PDL	0.0623	64	4	1	5	5	5	5	1	5	3	5	5	5	1	3	1	1	1	3	3	3	1	3	5	3	1	3	1	5	5	5	5	5	5	5	5	5	5	5		138	Retain	Site has reasonable access to some services.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
453	Land at the end of Rushton St	Rushton Street	Barrowford	Vacant not PDL	0.1541	33	5	1	5	5	5	5	1	1	3	5	3	5	1	5	1	5	1	3	5	3	5	3	5	5	5	5	1	3	5	1	5	5	5	5	1	5	3	3	5	This site is an informal natural haven.	138	Retain	Site has good access to most services. However the site does have some ecological constraints. The site is within a conservation area and the trees on the site are therefore protected. This may inhibit any development.	
571	Land off Francis Ave	Francis Avenue	Barrowford	Intensification	0.0931	39	4	1	5	5	5	5	1	5	3	5	5	5	1	5	1	1	1	1	1	3	1	1	5	5	5	1	5	5	5	5	5	5	5	1	5	5	5	5	5	Gas and Electric substation on part of the site.	138	Retain	TPO covers the whole site and may restrict any development. Site also scores poorly against access to services criteria.	
570	Land to side of Park Hill Farm	Off Gisburn Road	Barrowford	Car park	0.1781	36	6	5	5	1	5	5	1	5	1	5	5	5	1	5	1	1	1	1	1	3	1	5	5	1	1	1	5	5	1	5	5	5	5	5	5	5	3	5	5		137	Retain	Site has poor access to some services. Site is within a conservation area.	
550	Land to side of 24 John Street	John Street	Barrowford	Intensification	0.0996	150	15	5	1	5	5	5	1	5	3	5	1	5	1	5	1	1	1	1	1	3	5	1	5	5	1	3	1	5	5	5	5	5	5	5	5	5	5	5	5		136	Retain	Site has poor access to a number of services. This would need to be addressed as part of any development proposal. Site also has some topographical issues.	
559	Land to rear of Albert Mills	Appleby Drive	Barrowford	PD vacant & derelict	0.6066	27	16	5	5	1	5	5	1	1	1	5	3	5	1	3	1	3	1	1	3	3	5	1	5	5	3	3	3	5	5	5	5	5	5	5	5	5	3	3	5		134		Site has reasonable access to most services.	
668	Land to side of 268 Gisburn Rd	Gisburn Road	Barrowford	Vacant not PDL	0.0871	11	1	1	5	5	5	5	1	1	3	5	3	5	1	5	1	1	1	1	1	1	1	1	5	5	3	5	1	5	1	5	5	5	5	5	5	5	5	5	5	5		128	Retain	Site has poor access to a number of services (this reflects a more rural location)
569	Land between Maltkiln and 162 Gisburn Road	Gisburn Rd	Barrowford	PD vacant & derelict	0.037	108	4	5	5	5	5	5	1	5	3	5	5	5	1	5	1	1	1	1	1	3	1	5	5	1	1	1	5	5	1	5	5	1	5	5	1	5	5	1	3	5	Site may not be suitable as the old maltkilns are preserved at an underground level.	126	Remove	The archaeological remains may severely restrict any development on this site.
560	Land at the end of Mint Avenue	Mint Avenue	Barrowford	PD vacant & derelict	0.0606	16	1	5	5	1	5	5	1	1	5	5	3	5	1	3	1	1	1	1	3	3	1	5	5	1	3	1	5	5	5	5	5	5	5	5	5	5	3	5		122	Retain	Poor access to some services.		
563	Land to rear of 14 Church Street	Church Street	Barrowford	Vacant not PDL	0.849	30	25	1	5	5	5	5	1	1	1	5	3	5	1	3	1	1	1	1	3	3	5	1	5	5	1	3	1	5	5	5	1	1	5	5	5	5	1	3	5		118	Retain	This site has a number of constraints. The site is in conservation area and may affect the setting of a listed building. The site scores poorly for access to some services.	
699	Land next to 416 Gisburn Rd	Gisburn Road	Blacko	Vacant not PDL	0.0271	37	1	5	5	5	5	5	1	1		5	3	5	1																									Site is actually part of the garden of 416 Gisburn Road and the war memorial.		Remove	Site unsuitable for development.			
8	Land to side of 55 Sandway Drive	Sandway Drive	Briercliffe	Vacant not PDL	0.36	36	13	1	5	5	5	5	5	1	3	3	3	5	1	3	5	3	1	1	5	5	1	1	5	5	3	5	1	5	5	5	5	5	5	5	5	5	3	5		141	Retain	Scores poorly on a couple of sustainability criteria but otherwise scores highly. Site is well located for residential development.		
1021	Mansfield High School	Taylor Street	Brierfield	Intensification	1.536	28	43	5	5	5	5	5	5	5	1	5	5	5	3	5	5	3	5	1	5	3	5	1	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5	5	5		168	Retain	Site is in a sustainable location.	
66	Land to the rear of Garage/Restaurant on Burnley Rd	Burnley Road	Brierfield	PD vacant & derelict	0.4189	40	17	5	5	5	5	5	5	5	3	5	3	5	3	5	5	5	3	1	5	5	5	1	5	5	3	5	3	3	5	5	5	5	5	5	5	5	5	3	5		166	Retain	The site is previously developed and well located for services.	
54	Land across from 19 Hartington St	Hartington Street	Brierfield	PD vacant & derelict	0.0598	50	3	5	1	5	5	5	5	5	5	5	3	5	5	3	5	5	5	1	5	3	5	1	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	5	5		166	Retain	The site is well located for a number of services.	
49	Land on Pickering Street	Pickering Street	Brierfield	Intensification	0.0147	68	1	5	1	5	5	5	5	5	5	5	3	5	5	5	5	3	5	1	5	5	5	1	5	5	5	5	1	1	5	5	5	5	5	5	5	5	5	3	5		164	Retain	Site is well located to a number of services.	
57	Land off Wood Street	Wood Street	Brierfield	Car park	0.0884	114	10	5	5	5	5	5	5	1	3	5	3	5	5	3	5	5	5	1	5	5	5	1	5	5	5	5	5	1	1	5	5	5	5	5	5	5	5	5	5	5		161	Retain	This site is previously developed and has good access to most services.
131	Land in between 84 & 94 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0204	200	4	5	1	5	5	5	5	1	5	5	5	5	3	5	5	5	3	5	1	5	3	5	1	5	5	5	5	1	3	5	5	5	5	5	5	3	5	3	5		158	Retain	Site has good access to a number of services.	
1037	Richard Street Nurseries	Richard Street	Brierfield	PD vacant & derelict	0.9836	36	35	5	5	5	5	5	5	1	1	5	5	5	3	3	5	5	3	1	5	5	5	1	5	5	3	3	1	5	5	5	5	5	5	5	5	5	5	5	5		158	Retain	Site is previously developed and has good access to most services.	
115	Land to rear of 38 Mansfield Crescent	Mansfield Crescent	Brierfield	PD vacant & derelict	0.2299	33	8	5	5	1	5	5	5	5	3	5	5	5	3	1	1	5	5	1	5	3	3	1	5	5	5	3	5	5	3	5	5	5	5	5	5	5	5	5	5	5		158	Retain	This site has very good access to most services making it a sustainable location.
44	Land on York Road	York Road	Brierfield	Intensification	0.0244	100	2	1	1	5	5	5	5	5	5	5	5	3	5	3	5	5	3	3	1	3	5	5	1	5	5	5	3	3	5	3	5	5	5	5	5	5	5	3	3	5		156	Retain	The site is reasonably well located for a number of services.
123	Land between 158 & 160 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0188	53	1	5	1	5	5	5	5	5	5	5	5	1	5	3	5	5	1	5	1	5	5	3	5	5	5	3	3	1	5	5	5	5	5	5	5	3	1	5	5		156	Remove	Although the site scores well against the sustainability criteria the site is small and would adversely affect the amenity of the two neighbouring properties blocking out several windows.	
38	Former Stone Yard	Railway Street / King Street	Brierfield	PD vacant & derelict	1.593	72	70	5	5	1	5	5	5	1	3	5	5	5	5	5	5	3	3	1	5	5	5	1	5	5	5	5	3	1	5	5	5	5	5	5	5	5	3	5	5		155	Retain	The site is well located for a number of key services.	
70	Land at the side of 28 Sefton Street	Sefton Street	Brierfield	Vacant not PDL	0.4563	36	16	1	5	5	5	5	5	1	1	5	3	5	3	3	5	5	5	1	5	3	5	1	5	5	3	3	3	3	5	3	5	5	5	5	5	5	5	3	5		152	Retain	The site is well located for a number of services.	
17	Land off Reedley Drive	Reedley Drive	Brierfield	Existing allocation	2.615	36	95	1	5	5	5	5	5	1	3	5	5	5	1	5	5	3	3	1	3	5	3	1	5	3	3	3	5	5	5	5	5	5	5	5	1	5	5	5	5		150	Retain	Site has good access to most services.	
35	Land off Thomas St & Pendle Rd	Thomas Street	Brierfield	PD vacant & derelict	0.0607	50	3	5	1	5	5	5	5	5	5	5	5	3	5	5	5	5	3	3	1	5	3	5	1	5	5	5	5	1	1	5	5	1	5	5	5	3	3	1	5		150	Retain	This site scores well against the access to services criteria.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
121	Land off Hollin Bank	Hollin Bank	Brierfield	Vacant not PDL	0.5297	36	19	1	5	5	5	5	5	1	1	5	3	5	3	5	5	1	5	1	3	5	3	3	5	5	3	3	1	5	5	5	5	5	5	5	3	5	3	5		148	Retain	Site has good access to most services.		
983	Land at Marsden Cottage	Higher Reedley Road	Brierfield	Intensification	0.208	35	7	1	5	5	5	5	5	5	3	5	3	5	1	5	1	3	3	1	1	5	1	1	5	5	1	1	3	5	5	5	5	5	5	5	5	5	5	5	5		144	Retain	Site has reasonable access to most services. Any development would need to has regard to the trees adjacent to the site.	
147	Land to rear of 11 Park View Close	Park View Close	Brierfield	Vacant not PDL	0.037	27	1	1	5	5	5	5	5	1	5	5	5	5	1	3	5	1	3	1	3	5	3	3	5	5	3	1	1	3	5	5	5	5	5	5	5	3	3	5	5		144	Retain	The site has reasonable access to most services.	
118	Land between 29 & Brierfield House	Hardy Avenue	Brierfield	Intensification	0.1407	14	2	1	5	5	5	5	5	1	3	5	3	5	1	1	5	1	5	1	3	3	3	1	5	3	1	3	5	5	5	5	5	5	5	5	5	3	3	5		140	Retain	Site would be suitable for a pair of semi detached dwellings. The site is adjacent to a nursing home. An extra care facility was refused on this site on the grounds that it would result in an excessive amount of institutional care in this residential location. The site would therefore lend itself to further residential accommodation.		
16	Land to rear of 3 & 5 Reedley Drive	Redman Road	Brierfield	Vacant not PDL	0.1019	20	2	1	5	5	5	5	5	5	5	5	5	5	1	5	5	1	1	1	1	5	3	1	5	5	1	1	5	5	3	5	5	5	5	1	5	5	3	3	5		139	Retain	TPO No. 3 1976 protects trees on the frontage of the site. This will impact on any proposal for development. The site also scores poorly for its lack of direct access to a number of key services.	
126	Land at Junction St & Hollin Mill Street	Junction Street	Brierfield	Car park	0.1192	41	5	5	5	5	5	5	5	1	3	3	3	5	3	3	5	1	5	1	5	3	3	3	5	5	1	3	1	1	5	5	5	5	5	5	5	3	3	1	5		139	Retain	The site has reasonable access to a number of services. However it is poorly located in terms of the surrounding uses and the loss of car parking facilities may cause parking problems for the Junction 12 retail outlet.	
1023	Car park off Junction Street	Junction Street	Brierfield	Car park	0.1253	36	5	5	5	1	5	5	5	1	3	5	3	5	3	5	5	5	1	5	1	5	3	3	1	5	5	1	3	1	1	5	5	5	5	5	5	5	3	5	3	5		138	Retain	Site has good access to most services.
81	Land in between 18 & 20 Hillsborough Ave	Hillsborough Avenue	Brierfield	Vacant not PDL	0.0491	20	1	1	5	5	5	5	5	5	5	5	5	3	5	1	3	1	3	1	1	3	1	1	5	5	1	1	1	5	3	5	5	5	5	5	5	5	5	5	5		136	Retain	The site has a poor level of access to a number of key services.	
24	Large piece of land at Wood Clough Platts	Wood Clough Platts	Brierfield	Existing allocation	2.116	30	63	1	5	5	5	5	5	1	3	5	3	5	3	1	1	1	3	1	3	3	3	1	5	5	3	3	1	3	5	5	5	5	5	5	5	3	3	5	5		134	Retain	Site has reasonable access to most services.	
11	Land off Brooden Drive	Brooden Drive	Brierfield	Intensification	0.0457	21	1	5	1	5	5	5	5	5	5	1	3	5	1	5	1	3	3	1	1	5	1	1	5	3	1	1	1	3	5	5	5	5	5	5	5	5	3	5	5	Part of the site is a parking area for existing residents. Parking is already a problem in this cul de sac and the loss of this facility would only increase the problem.	134	Remove	This site is unsuitable for development as it is currently used as a car park for the existing residents of the cul de sac. Removal of this car park would cause insurmountable parking problems. There is no way of creating alternative parking for residents.	
127	Land off Glen Way	Glen Way	Brierfield	PD vacant & derelict	1.603	51	81	5	5	1	5	5	5	5	5	1	1	5	2	3	3	5	1	5	1	5	3	3	1	5	5	3	3	1	3	5	5	1	5	5	5	5	3	3	1	5		133	Retain	Part of the site contains a former landfill site and may be contaminated. A Critical Ordinary Watercourse (Hollin Mill) also runs through this site.
133	Land to rear of Every St	Every Street	Brierfield	Intensification	0.0583	68	4	1	1	5	5	5	5	5	1	3	5	3	5	3	5	5	1	5	1	5	3	5	1	5	5	3	5	1	3	5	5	5	5	5	1	5	1	5	5		132	Remove	Although the site scores reasonably well against the sustainability criteria the development would be sited too close to the existing sheltered housing adversely impacting on the amenity of existing residents.	
1000	Land at Heather Close	Heather Close	Brierfield	Vacant not PDL	0.0884	11	1	1	5	5	5	5	5	5	5	5	5	3	1	1	3	1	1	1	1	1	5	1	1	5	3	1	1	1	5	5	5	5	5	5	5	5	5	5		132	Retain	Topographical issues may restrict development. Site also has poor access to most services.		
1041	Former Ecroyd Day Centre & Boulsworth Residential Home	Gib Field Road	Colne	PD vacant & derelict	1.175	36	42	5	5	5	5	5	5	5	5	5	5	3	5	1	5	5	5	1	1	5	1	5	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5	5		170	Retain	This site is a previously developed site. It has the potential to be redeveloped for housing. It is well located with good access to most services.	
527	Land to side of 2 Hawley Street	Hawley Street	Colne	Car park	0.0376	100	4	5	5	5	5	5	5	5	3	5	3	2	3	5	5	3	3	5	1	3	5	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		169	Retain	Site scores very well for access to most services. The lower part of the site is in a flood risk zone (2).	
522	Land to rear of 75 Green Rd	Green Rd	Colne	Intensification	0.0145	69	1	5	1	5	5	5	5	5	5	5	5	5	3	5	5	1	3	5	1	3	5	3	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5	5	Site may be more suitable to retain as open space.	168	Retain	Site has good access to most services.	
475	Land to side of 90 Burnley Road	Burnley Road	Colne	Vacant not PDL	0.0321	130	4	1	5	5	5	5	5	5	3	5	3	5	3	5	5	5	5	3	5	3	3	5	1	5	5	3	3	5	5	5	5	5	5	5	5	5	5	5	5		166	Retain	Site may be more suitable as open space. The site scores well for access to most services.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment
1010	Land adjacent to 21 Crabtree Street	Shaw Street	Colne	Intensification	0.0185	54	1	1	1	5	5	5	5	5	5	5	3	5	5	5	5	5	3	5	3	3	5	3	5	5	3	5	5	1	5	5	5	5	5	5	5	5	5	5	5	Problems with topography of the site, retaining walls holding the rest of the terrace block etc. May not be suitable or available to build on.	166	Remove	Topography and retaining walls issues.
476	Land across from the Garage on New Street	New Street	Colne	PD vacant & derelict	0.0537	67	2	5	5	1	5	5	5	5	5	5	3	1	3	5	5	5	5	3	5	3	3	5	5	5	5	3	1	5	5	1	5	5	5	5	5	5	3	5		165	Remove	Site has very good access to all services. However site has flood risk issues and topographical issues to the rear of the site.	
523	Land to side of 3 Laithe St	Laithe Street	Colne	Intensification	0.0116	86	1	5	1	5	5	5	5	5	5	5	5	5	3	5	5	1	3	5	1	3	5	3	5	5	5	3	1	5	5	5	5	5	5	5	5	5	3	5	Site may be more suitable to retain as open space.	162	Retain	Site formerly an end terrace - suitable for housing. Site has good access to most services.	
474	Land to rear of 136 Burnley Road	Burnley Road	Colne	Intensification	0.502	36	18	5	5	5	5	5	5	1	3	5	5	5	1	3	5	5	5	3	5	3	1	5	5	5	5	3	3	5	3	5	3	5	5	5	5	5	3	5		162	Retain	Site has good access to nearly all services.	
529	Land to side of 64 Knotts Lane	Knotts Lane	Colne	Vacant not PDL	0.0773	50	4	1	5	5	5	5	5	5	3	5	5	0	5	5	5	3	3	5	3	3	5	3	5	5	5	5	3	5	5	1	5	5	5	5	5	5	3	5	Site may be more suitable to retain as open space.	161	REMOVE	Site scores very well for all services. Site is in flood zone 3 and would not pass the exception test. The site should be considered as undevelopable. The site may be better retained as open space.	
1020	40 Oak Street	Oak Street	Colne	Commercial building	0.0071	140	1	5	1	5	5	5	5	5	5	5	5	5	1	3	1	3	3	1	3	1	3	1	5	5	5	3	1	3	5	5	5	5	5	5	5	5	5	5	5		158	Retain	Site already developed. Reuse as residential acceptable.
397	Land to side of 30 Gibfield Road	Gibfield Road	Colne	Vacant not PDL	0.0374	80	3	1	5	5	5	5	5	1	3	5	5	5	1	5	5	5	5	1	3	5	1	5	5	3	5	5	1	5	5	5	5	5	5	5	5	5	3	5		158	Retain	Site scores well against most of the accessibility criteria.	
463	Land to side of 24 Gibfield Rd	Gibfield Road	Colne	Vacant not PDL	0.0155	64	1	1	5	5	5	5	5	1	3	5	5	5	1	5	5	5	5	1	3	5	1	5	5	3	5	5	1	5	5	5	5	5	5	5	5	5	3	5		158	Retain	This site has good access to most services.	
470	Land to side of 19 Briercliffe Ave	Briercliffe Avenue	Colne	PD vacant & derelict	0.1106	27	3	5	5	5	5	5	5	5	3	5	5	5	1	3	5	3	5	1	5	3	1	5	5	5	1	1	5	5	5	5	5	5	5	5	5	3	5	3	5		158	Retain	The site scores very well for access to some services and poorly for others.
1019	26-28 Blucher Street	Blucher Street	Colne	Commercial building	0.0124	161	2	5	1	5	5	5	5	5	5	5	5	5	1	3	5	5	1	1	5	1	5	1	5	5	3	3	5	3	5	5	5	5	5	5	5	5	5	5	5		158	Retain	Site already developed. Reuse as residential acceptable.
477	Land behind 58 Burnley Road	Burnley Road	Colne	Car park	0.1437	50	7	5	5	1	5	5	5	1	3	5	5	1	3	5	5	5	5	3	5	3	3	5	5	5	5	3	1	5	5	1	5	5	5	5	5	5	3	5		156	Remove	The site has good extremely good access to most services. However the site does have flood risk issues.	
480	Large piece of land behind Red Scar Works	Cliff Street	Colne	Vacant not PDL	1.096	52	57	1	5	5	5	5	5	1	1	5	5	5	3	5	5	5	5	3	5	3	3	5	5	5	3	5	1	5	5	1	5	5	5	5	3	5	3	5		156	Retain	The site has very good access to all services.	
519	Land at Cross Hagg Street	Cross Hagg Street	Colne	Vacant not PDL	0.0525	114	6	1	5	5	5	5	5	1	3	5	3	5	3	5	5	1	3	5	1	3	5	3	5	5	5	3	5	5	5	5	5	5	5	5	5	3	3	5		156	Retain	Site has good access to nearly all services.	
602	Land to side of 16 Salisbury St	Salisbury Street	Colne	Intensification	0.0103	96	1	5	1	5	5	5	5	5	5	5	3	5	1	5	5	3	1	1	5	3	5	1	5	5	5	5	1	1	5	5	5	5	5	5	5	5	5	5	5	Site may be better retained as open space.	156	Retain	Site has varying levels of access to different services.
516	Land off Calder Street	Calder Street	Colne	Vacant not PDL	0.2084	33	7	1	1	5	5	5	5	1	3	5	1	5	3	5	5	5	3	5	3	3	5	3	5	5	3	3	5	1	5	5	5	5	5	5	5	5	5	5	5	Topography of the site is extremely restrictive.	154	Retain	Site has severe topographical issues which would severely limit development on this site. Site has good access to most services.
981	Land at the bottom of Midgley Street	Midgley Street	Colne	Vacant not PDL	0.013	76	1	1	5	5	5	5	5	5	5	5	3	5	1	3	5	5	1	1	5	3	5	1	5	5	3	1	5	3	5	5	5	5	5	5	5	5	3	5	5	Site may be better retained as open space.	154	Remove	Site would be better retained as open space.
1004	Land to the north of Shaw Street	Shaw Street	Colne	Vacant not PDL	1.155	69	24	1	5	5	5	5	5	5	1	3	5	1	5	3	3	5	3	1	5	3	3	5	3	5	5	3	3	5	3	5	5	5	5	5	5	5	5	5	5		154	Remove	Topography will severely restrict any development of this site.
582	Land at Junction of Crown Way & Vivary Way	Crown Way	Colne	Car park	0.3417	50	17	5	5	1	5	5	5	5	1	3	1	5	5	3	5	5	3	5	3	3	5	3	5	5	1	3	5	1	5	5	5	5	5	5	5	3	5	3	5		152	Retain	Potential contamination issues may severely constrain the site.
1012	Glenroy Offices		Colne	Commercial building	0.0616	32	2	5	5	5	5	5	5	5	5	5	5	5	1	5	1	3	3	1	3	3	3	1	5	3	5	5	1	1	5	5	5	5	5	5	5	5	5	5	5		150	Retain	Site suitable for residential redevelopment.
1028	Garage site off Hargreaves Street	Hargreaves Street	Colne	Intensification	0.1338	35	5	5	5	5	5	5	5	1	3	3	3	5	5	5	5	1	3	5	3	3	3	3	5	3	1	3	3	1	5	5	5	5	5	5	5	5	3	5		150	Retain	Site has good access to most services.	
1032	Haverholt Day Nursery	Haverholt Close	Colne	PD vacant & derelict	0.2395	35	8	5	5	5	5	5	5	5	5	5	5	1	5	1	1	1	1	1	3	3	1	5	5	1	1	5	3	5	5	5	5	5	5	5	5	5	5	5	5		148	Retain	Site has poor access to some services.
612	Land at Carry Lane	Carry Lane	Colne	PD vacant & derelict	0.0857	50	4	5	5	5	5	5	5	1	1	5	3	5	1	5	5	3	1	1	3	3	5	1	5	5	3	3	1	1	5	5	5	5	5	5	5	5	5	5	5		146	Retain	Site has reasonable to good access to most services.
619	Land to side of 1 Sagar Fold	Sagar Fold	Colne	Vacant not PDL	0.0164	60	1	5	5	5	5	5	5	5	5	5	3	5	1	5	1	5	1	1	3	3	1	5	5	1	3	1	1	5	5	5	5	5	5	5	5	5	3	5		146	Retain	Site has reasonable access to most services.	
505	Land off Hartleys Terrace	Hartleys Terrace	Colne	Vacant not PDL	0.2645	33	9	1	5	5	5	5	5	1	1	5	3	5	1	3	1	3	1	3	3	3	1	5	5	1	3	5	5	5	5	5	5	5	5	5	5	5	3	5		142	Retain	Site is a greenfield site. Site has reasonably good access to most services.	
486	Former Cement Works	Knotts Lane	Colne	Existing allocation	0.2876	35	10	5	5	5	5	5	5	1	3	3	5	5	3	3	1	1	1	3	1	3	3	3	5	3	1	3	1	5	5	5	5	5	5	5	5	5	5	5	5		142	Retain	Site has reasonable access to most services. The Site is PDL and ripe for redevelopment.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
790	Land off Colne Road	Colne Road	Kelbrook	PD vacant & derelict	0.0903	39	4	5	5	5	5	5	1	1	1	5	5	1	1	5	1	3	1	1	1	1	1	1	5	5	1	1	1	3	5	5	5	5	5	5	5	5	3	5	Site may be better retained as open space. The Parish Council has spent grant money improving the area.	124	Remove	Site is in flood risk zone 3 presenting a major constraint. Site may also be better retained as open space.		
785	Land behind the Bungalow	Harden Road	Kelbrook	Vacant not PDL	0.1008	19	2	1	5	5	5	5	1	1	1	5	3	1	1	3	1	3	1	1	1	1	1	1	3	5	1	1	1	5	5	5	5	5	5	5	5	5	3	5	5		115	Remove	Site is in flood risk Zone 3. The site may adversely impact on the amenity of the surrounding area.	
945	Land adjacent to 7 Carrier's Row	Carrier's Row	Laneshawbridge	Vacant not PDL	0.0603	66	4	1	5	5	5	5	1	1	1	5	3	0	1	5	1	3	1	1	1	1	1	1	3	5	1	1	3	5	5	1	1	5	5	5	5	5	3	3	5	5		109	Remove	Site adjacent to a listed row of cottages. Any development of this site would need to respect and be sensitively designed to fit in with the existing buildings. Site has poor access to a number of services. The site is in Flood Zone 3 and would not pass the Exception Test. The site should be considered undevelopable.
158	Land to rear Hargreaves St	Hargreaves Street	Nelson	PD vacant & derelict	0.5214	30	16	5	5	5	5	5	5	5	3	5	5	5	3	5	5	3	3	3	3	5	5	3	5	3	5	3	3	3	5	1	1	5	5	1	1	3	1	5	5		176	Retain	The site is constrained by the impact on a Listed Building, the conservation area and TPOs. A well designed, sympathetic scheme would be needed to overcome these constraints.	
344	Land adjacent to 85 Leeds Road	Leeds Road	Nelson	Car park	0.0523	50	3	5	5	5	5	5	5	5	5	5	5	5	3	5	5	5	3	5	3	5	5	5	5	5	5	5	5	3	1	5	5	5	5	5	5	5	5	3	5		176	Retain	Very good access to nearly all services - well located site.	
180	Land adjacent to 67 Vernon Street	Vernon Street	Nelson	Intensification	0.0138	72	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	3	3	1	5	3	3	5	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	5	5		170	Retain	Site formerly occupied by an end terrace property. The site is suitable for one replacement end of terrace. The site has very good access to most services.
179	Land adjacent to 44 Brunswick Street	Brunswick Street	Nelson	Intensification	0.0252	80	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	3	3	1	5	5	3	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	5	5	5		170	Retain	Site has good access to most services.
167	Land at High Street	High Street	Nelson	Car park	0.0898	75	7	5	5	5	5	5	5	5	3	5	5	5	5	5	5	5	3	3	3	5	3	3	5	5	3	3	1	5	5	5	5	5	5	5	5	5	5	5	5		170	Retain	The site has very good access to nearly all services. A sustainable location.	
1014	Robert Street Garage Site	Robert Street	Nelson	Intensification	0.2205	33	7	5	5	5	5	5	5	5	3	5	3	5	3	5	5	5	1	3	1	5	5	5	5	5	5	5	5	3	5	5	5	5	5	5	5	5	3	5	5	Site is still in partial use. Any loss of parking facilities for existing properties may car problems.	170	Retain	Site has very good access to most services.	
350	Former car park off Cumberland Street	Cumberland Street	Nelson	Car park	0.0168	119	2	5	1	5	5	5	5	5	5	5	5	5	1	5	5	5	3	3	1	5	3	5	5	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5	5		168	Retain	Very good access to nearly all services. Removal of car parking area may be a problem.
1030	Land off Hibson Road / Cobden Street	Hibson Road	Nelson	PD vacant & derelict	0.1977	40	8	5	5	5	5	5	5	1	3	5	5	5	5	5	5	5	3	3	1	5	5	3	5	5	5	5	3	3	3	5	5	5	5	5	5	5	5	5	3	5		168	Retain	Site has good access to all services.
175	Land to side of 54 Wilkinson St	Wilkinson Street	Nelson	Intensification	0.01	100	1	5	5	5	5	5	5	5	5	5	3	5	5	3	5	5	3	3	1	5	5	3	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	5	5	5		168		Site has very good access to most services. The site is small and could only accommodate 1 dwelling.
181	Land adjacent to 54 Carleton Street	Carleton Street	Nelson	Intensification	0.0187	53	1	5	5	5	5	5	5	5	5	5	5	5	5	5	1	3	3	3	1	5	3	3	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	5	5	5		166	Retain	Site formerly occupied by an end terrace property. The site is suitable for one replacement end of terrace. The site has very good access to most services.
323	Land adjacent to 80 Every Street	Every Street	Nelson	Intensification	0.0126	79	1	5	1	5	5	5	5	5	5	5	5	5	1	5	5	3	1	5	5	5	5	5	5	5	5	5	1	1	5	5	5	5	5	5	5	5	3	5	5	5		166	Retain	Excellent access to most services.
356	Land adjacent to 286 Leeds Road	Leeds Road	Nelson	Vacant not PDL	0.019	52	1	1	1	5	5	5	5	5	5	5	5	5	1	5	5	3	3	5	1	5	3	3	5	5	5	5	5	1	5	5	5	5	5	5	5	5	3	5	5		165	Retain	Site has good access to most services. The site may be more suitable for open space use.	
414	Land to rear 75 Reedyford Road	Reedyford Road	Nelson	PD vacant & derelict	0.0797	50	4	5	5	5	5	5	5	1	3	5	5	5	1	5	5	5	3	3	1	5	3	5	5	5	5	5	3	5	3	5	5	5	5	5	5	5	5	5	3	5		164	Retain	Site has good access to most services.
358	Land adjacent to 16 Raven Street	Raven Street	Nelson	Intensification	0.0235	85	2	5	1	5	5	5	5	5	5	5	5	5	1	5	5	3	3	3	1	5	3	3	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5	3	5		162	Retain	Good access to most services.
309	Land to side of 14 Henry Street	Henry Street	Nelson	Intensification	0.0058	172	1	5	1	5	5	5	5	5	5	5	5	5	1	5	1	3	1	5	3	5	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5	3	5	3	5		162	Retain	Very good access to most services.
307	Land to side of 82 Pendle Street	Pendle Street	Nelson	Intensification	0.0087	114	1	5	1	5	5	5	5	5	5	5	5	5	1	5	1	3	1	5	3	5	5	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	3	3	5	5		162	Remove	Very good access to most services. However, site would impinge on the amenity of the existing dwelling as there would be a loss of a window.
359	Land adjacent to 19 Raven Street	Raven Street	Nelson	Intensification	0.0132	75	1	5	1	5	5	5	5	5	5	5	5	5	1	5	5	3	3	3	1	5	3	3	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	3	5		162	Retain	Good access to most services.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
333	Garages behind builders yard off Fleet Street	Fleet Street	Nelson	Intensification	0.14	96	13	5	5	5	5	5	5	1	3	5	5	1	3	5	5	3	1	5	3	5	5	5	5	5	5	5	1	1	5	5	5	5	5	5	5	5	5	5		161	Retain	Site is being proposed for new open space designation as part of the Bradley AAP. This site is in Flood Zone 3. The site may pass the Exception Test however further work is needed to clarify this.		
239	Land to rear of 9 & 10 Malvern Court	Lonsdale Street	Nelson	Intensification	0.0544	73	4	1	5	5	5	5	5	5	3	5	5	5	3	5	5	3	3	3	1	5	5	3	5	5	3	5	5	1	5	5	5	5	5	5	5	5	1	5		160	Retain	Site has good access to most services. Site may be more suitable for residential use.		
1015	Williams Hall	Barkerhouse Road	Nelson	Intensification	0.0884	34	3	5	5	5	5	5	5	5	5	5	5	3	5	1	5	1	3	3	3	1	5	1	3	5	5	5	5	1	5	5	5	5	5	5	5	5	5	5	5		160	Retain	Site has good access to most services.	
231	Land to side of 69 Larch Street	Larch Street	Nelson	Intensification	0.0102	98	1	5	1	5	5	5	5	5	5	5	5	3	5	3	3	1	5	1	3	1	5	3	3	5	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5		160	Retain	Site has good access to most services. Some topographical issues.
237	Land to side of 24 Branch Street	Branch Street	Nelson	Intensification	0.0187	160	3	1	5	5	5	5	5	5	5	5	5	5	3	5	5	3	1	5	1	5	3	3	5	5	5	5	5	5	1	5	5	5	5	5	5	5	5	5	5	5		160	Retain	Reasonable access to most services.
357	Land opposite Holy Saviour's Church	Bradley Hall Road	Nelson	PD vacant & derelict	0.3817	50	19	5	5	5	5	5	5	5	3	5	5	5	1	5	5	3	3	3	1	5	3	3	5	5	5	5	5	1	3	5	5	5	5	5	5	5	1	5		160	Retain	Site has good access to most services.		
361	Land adjacent to 26 Poplar Street	Poplar Street	Nelson	Intensification	0.0173	115	2	5	1	5	5	5	5	5	5	5	5	5	1	5	5	3	5	3	1	5	3	3	5	5	3	5	5	1	1	5	5	5	5	5	5	5	5	5	5	5		160	Retain	Site has good access to most services. Site originally had two terrace properties on it. Site suitable for housing.
1003	Riverside Mill	Charles Street	Nelson	PD vacant & derelict	2.9	36	104	5	5	1	1	5	5	5	3	3	5	1	1	5	5	5	3	3	3	5	5	5	5	5	5	5	3	5	3	5	5	5	5	5	5	3	5	5	5	5		158	Retain	Good access to most services.. A main river runs through this site (Walverden Water). Part of this site is within Flood Risk Zone 3. This site may pass the Exception Test as the redevelopment of this site may provide wider sustainability benefits to the community. The site is also previously developed. Further work is required to establish if the site would pass the Exception Test.
173	Land to side of 23 Duerden St	Duerden Street	Nelson	Intensification	0.0155	129	2	5	1	5	5	5	5	5	5	5	3	5	5	5	5	5	3	3	3	5	5	3	5	5	5	5	3	3	1	5	5	5	5	5	5	5	5	5	5	5		158	Retain	The site has very good access to nearly all services. However, the site is small and triangular in shape which may restrict development. The site is currently occupied by a number of trees. The site is concreted and rundown.
233	Land to side of 25 Pine Street	Pine Street	Nelson	Intensification	0.0097	102	1	5	1	5	5	5	5	5	5	5	3	5	3	5	1	5	1	3	1	5	3	3	5	5	5	5	5	3	3	5	5	5	5	5	5	5	5	5	5	5		157	Retain	Good access to most services. No adverse affect.
104	Land to rear of 213 Hibson Road	Hibson Road	Nelson	Intensification	0.0527	38	2	5	5	5	5	5	5	1	5	5	5	5	1	5	1	5	5	1	1	5	1	3	5	5	5	5	5	1	5	3	5	5	5	5	5	5	5	3	5		156	Retain	Good access to a number of services.	
146	Land to side of 190 Colne Rd	Colne Road	Nelson	Intensification	0.0465	42	2	5	5	5	5	5	5	1	3	5	5	5	1	5	5	1	5	1	3	5	3	3	5	5	3	3	1	5	5	5	5	5	5	5	5	3	5	5	5		156	Retain	The site has good access to a number of services.	
300	Land to side of 70 Buccleuch Road	Buccleuch Road	Nelson	Intensification	0.0251	40	1	5	1	5	5	5	5	5	5	5	5	5	1	5	1	5	1	3	5	5	3	5	5	5	5	1	3	3	3	5	5	5	5	5	5	5	3	5	3	5		156	Retain	Site is adjacent to the motorway. Site has good access to most services.
403	Land to side of 15 Alexander St & 20 Thorne St	Alexander Street	Nelson	PD vacant & derelict	0.1726	50	9	5	5	5	5	5	5	1	3	5	5	5	1	5	5	1	5	1	1	5	1	5	5	5	5	5	3	1	5	5	5	5	5	5	5	5	5	3	5		156	Retain	Site is previously developed has good access to most services.	
1039	Reedyford Mill	Pendle Street	Nelson	Commercial building	2.488	51	126	5	5	1	5	5	5	5	3	3	5	5	1	5	1	3	1	3	5	5	5	5	5	5	5	3	5	1	3	5	5	5	5	5	5	5	3	5	5	5		156	Retain	Site has good access to most services. The Pendle Mills Survey indicates that the Mill is in medium condition. Part of the mill could potentially be converted.
157	Land to rear of 1 Hargreaves Street	Hargreaves Street	Nelson	Intensification	0.0321	31	1	5	1	5	5	5	5	5	5	5	5	5	1	5	5	3	3	3	1	5	3	3	5	3	5	1	3	5	5	1	5	5	5	5	5	5	3	5	5	5		154	Retain	The site has good access to most services. The site does contain trees which are protected under the conservation area status. The design and layout of any proposed development would need to take account of this issue. Permission has been both granted and refused for residential development on the site.
302	Land to side of 123 Carr Road	Carr Road	Nelson	Vacant not PDL	0.0293	34	1	1	5	5	5	5	5	5	5	5	5	5	1	5	1	5	1	3	5	5	3	5	5	5	5	1	3	3	3	5	5	5	5	5	5	5	3	3	5	5		154	Remove	Development would be inappropriate as it would be too close to the windows on the block of terraces.
1033	Garage site off Juno Street	Juno Street	Nelson	Intensification	0.2331	40	9	5	5	5	5	5	5	1	3	5	5	5	1	5	5	1	3	3	1	5	5	3	5	5	5	3	5	1	3	5	5	5	5	5	5	5	3	3	5		154	Retain	Site is adjacent to a works (bad neighbour use).	
193	Land adjacent to 161 Manor Street	Manor Street	Nelson	Intensification	0.0101	99	1	5	5	5	5	5	5	5	5	5	3	2	1	3	1	3	1	3	1	5	1	3	5	5	3	3	5	5	5	5	5	5	5	5	5	5	5	5	5		153	Retain	This site has reasonable access to most services. The site is in Flood Zone 2.	
313	Land to side of 3 Burns Street	Burns Street	Nelson	Intensification	0.013	153	2	5	1	5	5	5	5	5	5	5	5	5	1	5	1	1	1	5	3	5	3	5	5	5	5	3	5	1	1	5	5	5	5	5	5	3	5	3	5		152	Retain	Site has very good access to most services.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
288	Land to side of 46 Park Avenue	Park Avenue	Nelson	PD vacant & derelict	0.0641	39	3	5	5	5	5	5	5	5	3	5	5	5	1	5	1	1	1	3	3	5	1	3	5	3	5	5	5	5	5	1	5	5	5	1	5	5	5	5	5		152	Retain	Previous planning application refused on the grounds that any development would be poorly positioned in the site as not to affect the TPO trees. This would severely restrict any potential future development.	
312	Land to side of 35 Burns Street	Burns Street	Nelson	PD vacant & derelict	0.0057	174	1	5	1	5	5	5	5	5	5	5	5	5	1	3	1	1	1	5	3	5	5	5	5	1	3	1	3	5	5	5	5	5	5	5	3	3	1	5		151	Remove	Neighbouring uses severely impact on the amenity of the site. Site scores well against the access to services criteria.		
366	Land adjacent to 39 Fulham Street	Fulham Street	Nelson	Intensification	0.0169	118	2	5	1	5	5	5	5	5	5	5	5	5	1	3	5	1	3	3	1	5	1	3	5	5	3	5	1	1	5	5	5	5	5	5	5	5	3	5		150	Retain	Site has reasonably good access to most services.		
1031	Former playground off Rakeshouse Road	Rakeshouse Road	Nelson	PD vacant & derelict	0.0739	48	6	5	5	5	5	1	5	1	3	5	5	5	1	5	5	3	3	1	1	5	1	3	5	5	3	5	1	5	5	5	5	5	5	5	5	5	5	3	5	Although site is designated as open space - the site is now redundant.	150	Retain	Site has poor access to some services.	
217	Land oppopsite 1 & 3 Fry Street	Fry Street	Nelson	PD vacant & derelict	0.424	36	15	5	5	5	5	5	5	1	3	5	5	5	1	5	1	3	3	3	1	5	1	3	5	3	5	3	1	5	5	5	5	5	5	5	5	5	3	5		150	Retain	The site has reasonable access to most services.		
230	Land to rear of 21 Athol Street	Athol Street	Nelson	Intensification	0.03	66	2	5	1	5	5	5	5	5	5	5	3	5	1	3	1	1	1	3	1	5	3	3	5	3	5	5	3	5	5	5	5	5	5	5	5	5	3	5		150	Retain	Site may be more suitable for current use. Planning permission just granted for a new garage.		
365	Land adjacent to 40 Fulham Street	Fulham Street	Nelson	Intensification	0.0087	115	1	5	1	5	5	5	5	5	5	5	5	5	1	3	5	1	3	3	1	5	1	3	5	5	3	5	1	1	5	5	5	5	5	5	5	5	5	3	5		150	Retain	Site has reasonably good access to most services. Site originally had a terrace house on it. Site suitable for housing.	
389	Garage site	Off Liddlesdale Road	Nelson	Intensification	0.0575	52	3	5	5	5	5	5	5	5	3	5	5	5	1	5	1	5	5	1	1	5	1	3	5	1	1	1	1	5	5	5	5	5	5	5	5	3	5	5	5		148	Retain	Site has poor access to some services which would need to be addressed. Site is previously developed and could accommodate a small number of dwellings to round off the existing development. However, development of this site may restrict future access to site 385.	
213	Land to rear of 12 Marsden Hall Rd	Marsden Hall Road	Nelson	Intensification	0.1355	69	9	5	5	5	5	5	5	5	3	5	5	5	1	5	1	3	1	1	1	5	1	3	5	3	3	3	1	5	5	5	5	5	5	5	5	5	3	5	5		148	Retain	The site has reasonable access to most services. The site is previously developed.	
287	Land to rear of 1 Carr Hall Road	Carr Hall Road	Nelson	Intensification	0.0332	30	1	5	5	5	5	5	1	5	5	5	5	5	1	5	1	1	1	3	3	5	1	3	5	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		146	Retain	Reasonable access to most services.	
216	Land to rear of the Vicarage Coleman st	Coleman Street	Nelson	Vacant not PDL	0.1005	39	4	1	5	5	5	5	5	1	5	5	5	5	1	5	1	3	3	3	1	5	1	3	5	3	5	3	1	5	5	5	5	5	5	1	5	5	5	3	5	5		143	Retain	The site is next to the graveyard for St Johns Church. This may restrict development on the site. The site looks separate to the graveyard but could have been used in the past.
192	Land at Bracewell Street	Bracewell Street	Nelson	Vacant not PDL	0.8074	30	24	1	5	5	5	5	5	1	1	5	5	5	1	3	1	5	1	1	1	5	1	3	5	3	3	3	3	5	5	5	5	5	5	5	5	5	5	5	5	5		142	Retain	The site has good access to most services, poor access to some.
394	Land off Sansbury Crescent	Sansbury Crescent	Nelson	Vacant not PDL	0.2512	35	9	1	5	5	5	5	5	1	3	5	5	5	1	5	1	3	5	1	1	5	1	3	5	3	1	1	1	5	5	5	5	5	5	5	5	5	5	5	5		142	Retain	The site has poor access to some services. Site may be more suitable to be retained as open space.	
320	Land around 21 Norfolk Street	Norfolk St	Nelson	Commercial building	0.1082	26	3	1	5	1	5	5	5	5	3	5	3	5	3	5	5	5	1	3	5	5	5	5	5	1	3	3	1	5	1	1	5	5	5	5	5	3	1	3	5		142	Remove	The site may be more suited to its current use.	
99	Land at Hulton Drive	Hulton Drive	Nelson	Vacant not PDL	0.8027	35	28	1	5	5	5	5	5	1	3	5	3	5	1	5	1	3	3	1	1	5	1	1	5	3	3	3	5	5	3	5	5	5	5	5	5	5	5	5	5	5		142	Retain	Site has good access to most services.
224	Land to side of 15 Clough Road	Clough Road	Nelson	Vacant not PDL	0.0502	40	2	1	5	5	5	5	5	5	3	5	5	5	1	5	1	3	1	1	1	5	1	3	5	3	3	3	1	3	3	5	5	5	5	5	5	5	5	5	5		142	Retain	Site has reasonable access to most services. If water main runs through the site - may constrain development.	
116	Land to side of Brierfield House	Hardy Avenue	Nelson	Vacant not PDL	0.2684	35	9	1	5	5	5	5	5	1	1	5	1	5	1	1	5	1	5	1	3	3	3	1	5	3	1	3	5	5	5	1	5	5	5	5	5	5	3	3	5		141	Remove	Site has severe topographical issues and is adjacent to a conservation area, large open space designation and a nursing home. Site unlikely to be developable due to topography.	
195	Land behind 77-91 Priory Chase	Priory Chase	Nelson	Vacant not PDL	0.2065	48	10	1	5	5	5	5	5	1	1	5	3	5	1	3	1	5	1	1	1	5	1	3	5	3	3	3	3	5	5	5	5	5	5	5	5	5	5	5	5	5		140	Retain	Site has reasonable access to most services.
94	Garages behind 270-286 Railway Street	Railway Street	Nelson	Intensification	0.245	36	9	5	5	5	5	5	5	1	3	3	3	5	3	5	1	1	3	1	1	5	1	3	5	5	3	5	5	3	1	5	5	5	5	5	5	3	5	3	5		140	Retain	The site has reasonable access to a number of services. Site is next to an informally designated nature reserve.	
105	Land to the side of 19 Delph Mount	Delph Mount	Nelson	Intensification	0.0407	24	1	1	5	5	5	5	5	1	5	5	3	5	1	5	1	5	5	1	1	5	1	3	5	5	5	5	5	1	5	3	5	5	5	5	5	5	5	3	5		140	Retain	The site has good access to a number of services.	
148	Land to rear of 20 Park View Close	Park View Close	Nelson	Vacant not PDL	0.0734	35	3	1	1	5	5	5	5	1	3	5	5	5	1	5	5	1	3	1	3	5	3	3	5	5	5	5	1	1	3	5	5	5	5	5	5	5	3	3	3	5		140	Remove	The site has good access to most services. However, the site is adjacent to a roundabout and any proposed development would result in the loss of a large highway verge.
222	Land to the side of 9 Marsden Place	Marsden Place	Nelson	Vacant not PDL	0.1689	30	5	1	5	5	5	5	5	5	3	5	1	5	1	5	1	3	1	1	1	5	1	3	5	3	3	3	1	5	3	5	5	5	5	5	5	5	5	5	5	5		140	Remove	A water mains runs through the site. The site also suffers from subsidence and is unlikely to be developable.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
223	Land to side of 2 Marsden Hall Road	Marsden Hall Road	Nelson	Vacant not PDL	0.3812	36	14	1	5	5	5	5	5	5	3	5	1	5	1	5	1	3	1	1	1	5	1	3	5	3	3	3	1	5	3	5	5	5	5	5	5	5	5	5	5		140	Remove	A water mains runs through the site. The site also suffers from subsidence and is unlikely to be developable.	
420	Land adjacent to 163 Reedyford Road	Reedyford Road	Nelson	Vacant not PDL	0.0505	20	1	1	5	5	5	5	5	5	3	5	3	5	1	5	1	5	1	1	1	5	3	5	5	3	1	3	1	1	5	5	5	5	5	5	5	3	5	3	5		140	Retain	Scores poorly against some of the accessibility criteria.	
191	Land off Wenning Street	Wenning Street	Nelson	PD vacant & derelict	0.6932	35	24	5	5	5	5	5	5	1	1	5	5	5	1	5	1	1	1	1	1	5	1	3	5	5	1	1	3	3	5	5	5	5	5	5	5	5	5	5	5		138	Retain	The site scores poorly against some of the sustainability criteria. These issues need to be resolved before any development takes place.	
152	Land to side Glanravn	Off Churchill Way	Nelson	Vacant not PDL	0.5619	30	17	1	5	1	5	5	5	5	3	5	3	2	1	5	5	1	5	1	3	1	3	5	3	5	5	5	1	1	3	5	5	5	5	1	5	3	5	3	5	Actual developable area likely to be reduce due to shape and adjacent uses.	137	Remove	The site has reasonable access to most services. The site is covered by a number of trees and some are protected by a TPO. Part of the site is also occupied by vehicles and storage for the works adjacent. The actual developable area of the site is much reduced. A Critical Ordinary Watercourse (Edge End Brook) runs through part of this site.	
1002	Site between 27 and 29 Highgate	Highgate	Nelson	Vacant not PDL	0.5573	35	8	1	1	5	5	5	5	1		5	1	5	1	5	1	5	5	1	1	1	5	1	3	5	5	5	5	1	5	3	5	5	5	5	5	5	3	3	5	Site probably too steep to develop. Residential planning applications have been refused on topography grounds.	137	Remove	Topography would severely restrict development of this site.	
388	Land behind Ruston Close	Rushton Close	Nelson	Vacant not PDL	0.2519	30	7	1	5	5	5	5	5	1	1	5	3	5	1	5	1	5	5	1	1	5	1	3	5	1	1	1	1	5	5	5	5	5	5	5	3	5	5	5		136	Retain	Poor access to some services. This issue would need to be addressed as part of any development proposal.		
387	Land behind 51-71 Oxford Road	Oxford Road	Nelson	Vacant not PDL	0.3067	32	10	1	5	5	5	5	5	1	1	5	3	5	1	3	5	5	5	1	1	5	1	3	5	1	1	1	1	5	5	5	5	5	5	5	5	3	5	3	5		136	Retain	Poor access to some services. This issue would need to be addressed as part of any development proposal.	
220	Land between Bamford St & Tweed St	Bamford Street & Tweed Street	Nelson	Vacant not PDL	0.2019	35	7	1	5	5	5	5	5	1	1	5	3	5	1	5	1	3	1	1	1	5	1	3	5	3	3	3	1	5	3	5	5	5	5	5	5	5	5	5	5		136	Retain	Site has reasonable access to most services.	
418	Land to the side of 20 Boothman Place	Boothman Place	Nelson	Vacant not PDL	0.0666	90	6	1	5	1	5	5	5	1	3	5	3	5	1	3	1	3	3	3	3	3	5	3	5	5	3	3	3	3	1	5	5	5	5	5	5	5	3	5	3	5		135	Remove	Possible topographical problems and bad neighbouring uses. These issues may restrict development.
201	Land to the side of 52 Wickworth Street	Wickworth Street	Nelson	Intensification	0.2591	35	9	5	5	5	5	5	5	5	3	5	3	5	1	3	1	1	1	1	1	5	1	3	5	5	1	1	1	5	3	5	1	5	5	5	5	5	5	5	5		135	Retain	The site has poor access to a number of basic services.	
433	Land off Barrowford Road	Barrowford Road	Nelson	PD vacant & derelict	1.069	30	32	5	5	5	5	5	1	1	1	3	5	5	1	5	1	1	1	5	1	3	1	3	5	3	1	1	1	5	5	5	5	5	5	5	5	5	5	3	5		132	Retain	Site may be more suited to industrial use.	
289	Land to side of 1 Parrock Road	Parrock Road	Nelson	Vacant not PDL	0.0568	18	1	1	5	5	5	5	1	1	3	5	3	5	1	5	1	1	1	5	1	5	1	3	5	3	1	3	1	5	5	5	5	5	5	5	5	5	5	3	3	5		131	Retain	Site has poor to reasonable access to most services. It is poorly located next to the bypass and roundabout. Topographical and townscape issues may be a problem.
413	Land at the end of Bevan Place	Bevan Place	Nelson	Intensification	0.1602	30	5	5	5	5	5	5	5	5	3	5	5	5	1	3	1	1	3	1	1	5	1	1	5	1	1	1	1	5	5	5	5	5	5	5	5	5	3	5	5		130	Retain	Poor access to a number of services. This would need addressing as part of any proposed development. Site is PDL and suitable for housing. Any development would tidy up and finish of an existing estate.	
279	Land to side of Victory Park	Victory Park	Nelson	PD vacant & derelict	0.0999	30	3	5	5	1	5	5	5	1	1	5	5	1	1	3	1	1	1	1	1	5	1	3	5	3	3	5	5	5	5	1	5	5	5	5	5	5	5	3	3	5		129	Retain	Site is in a flood risk area.
386	Land adjacent to the Community Centre	Marsden Hall Road North	Nelson	Vacant not PDL	0.0779	50	4	1	5	5	5	5	5	1	1	5	5	1	1	5	1	5	5	1	1	5	1	3	5	1	1	1	1	5	5	5	5	5	5	5	5	1	3	3	5	5		128	Retain	Good access to some services, poor access to others. Development of this site could restrict access into site 385. Development of this site could be part of the development of site 385.
282	Land on Willow Close	Willow Close	Nelson	Intensification	0.0393	25	1	1	5	5	5	5	1	5	5	5	5	5	1	5	1	1	1	3	1	5	1	3	5	1	3	3	1	5	5	1	5	5	5	5	5	5	5	1	5	5		127	Retain	Poor to reasonable access to some services. Site may be best left as open space?
198	Land across from Messenger Street	Messenger Street	Nelson	Vacant not PDL	0.5662	36	20	1	5	5	5	5	5	1	1	1	3	5	1	5	1	1	1	1	1	5	1	3	5	5	1	1	3	5	3	5	5	5	5	5	5	5	5	3	5		127	Retain	The site has poor access to a number of services. There is also an issue of potential contamination on the site.	
203	Land to the North of Allotments	Southfield Street	Nelson	Vacant not PDL	2.125	30	64	1	5	5	5	5	5	1	1	3	3	5	1	3	1	1	1	1	1	5	1	3	5	5	1	1	1	5	3	5	5	5	5	5	5	5	5	5	5	5		127	Retain	The site has poor access to a number of key services. The site also has potential contamination issues and topographical issue which need to be resolved.
199	Former James Nelson's Sports Ground	Priory Chase	Nelson	Existing allocation	1.81	36	65	1	5	5	5	5	5	1	1	5	5	5	1	3	1	1	1	1	1	5	1	3	5	5	1	1	1	5	3	5	1	5	5	5	5	5	5	5	5		127	Retain	The site has poor access to some services.	

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S13a	S14	S15	S16	S17	S18	S19	S20	S21	S22	S23	S24	S25	S26	S27	S28	S29	S30	S31	S32	S33	S34	S35	S36	S37	Other reason	Suitability Score	Suitability Decision	Suitability Comment	
704	Land in front of Straitgate Cottages	Blacko Bar Road	Roughlee	Vacant not PDL	0.138	21	3	5	5	5	5	5	1	1	1	5	3	2	1	5	1	1	1	1	1	1	1	1	1	5	1	1	1	5	1	5	3	5	5	5	5	5	3	5	5		112	Retain	The site scores poorly against the access to services criteria reflecting the rural location of the site. Site would need to be sensitively developed. Lower part of the site is within the Flood Risk Zone 2.	
1040	Salterforth Shed	Earby Road	Salterforth	Commercial building	2.283	47	108	5	5	1	5	5	1	5	3	5	5	5	1	5	1	5	3	3	1	1	1	3	5	5	1	5	5	5	5	5	1	5	5	5	5	5	5	5	5	5		146		The has access to most services. The rural location of the area reduces it's sustainability. The Pendle Mills Survey indicates that the mill is in poor condition. The older 'office block' part of the mill could potentially be converted.
1027	Former Spen Brook Mill	Spen Brook Road	Spen Brook	Commercial building	0.896	58	52	5	5	1	5	5	1	5	1	5	5	5	1	5	1	3	1	1	1	1	1	1	1	1	1	1	1	5	1	1	5	5	5	5	5	5	5	5	5		115	Retain	Site has poor access to most services reflecting the rural location of the site. Development could help improve the sustainability of the area and possibly provide some affordable rural accommodation. The Pendle Mills Survey indicates that this mill is in medium condition. The main mill building is definitely worthy of conversion and this should be considered in any proposal.	
966	Land to rear of 2 Colne Road	Colne Road	Trawden	Vacant not PDL	0.0629	63	4	1	5	5	5	5	1	1	3	5	5	5	1	3	1	5	1	1	3	1	1	1	3	5	1	3	3	5	5	1	5	5	5	5	5	5	5	5	5		129	Retain	Site has poor access to a number of services.	
963	Land at the end of Bright Terrace	Bright Terrace	Trawden	Intensification	0.3196	35	11	1	5	5	5	5	1	1	1	5	5	5	1	1	1	3	1	1	3	1	1	1	3	5	1	3	1	1	5	1	5	5	5	5	5	5	5	5	5		118	Retain	Site has poor access to a number of services.	
953	Land at Hall House Farm	Foulds Road	Trawden	Vacant not PDL	0.0409	50	2	1	5	5	5	5	1	1	1	5	5	5	1	1	1	1	1	1	3	1	1	1	3	3	1	1	1	5	5	1	5	5	5	5	5	5	5	5	5		116	Retain	Site has poor access to most services.	

Appendix 10

Availability Criteria Scoring Matrix – Justification Table

Availability Scoring Criteria

Availability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
A1	Is access to the site constrained? (ransom strip etc)	Yes = 1, No = 5	Physical access to a site can often be a reason a site cannot be developed. A ransom strip can often delay a site coming forward. There may be other access issues that need to be resolved. Access to some sites may be too narrow or need new surfacing. These issues can affect the availability of a site. These issues need to be resolved before development can go ahead. Sites with access issues will gain a lower score.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
A2	Is there existing vehicular access into the site?	Yes = 1, No = 5	If vehicular access into a site already exists this can make the site ready and available for development. Sites with such an advantage will gain a higher score.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
A3	If a new access is required, can adequate visibility splays be provided? Or if does the existing access have adequate visibility splays?	Yes = 5, No = 1	The provision of adequate visibility splays on access roads into a development site can often have a serious impact on the developability of a site.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
A4	Is the site currently in use?	Yes = 1, No = 5	Sites which are currently still in another use are not considered available for development. Where sites are in use the timescales for their development will depend upon the site becoming vacant. Where the site is in Council ownership and is declared surplus the site should score 5 to acknowledge that the site is readily available.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
A5	Does the site appear to be in single ownership?	Yes (one owner) = 5, No (two owners) = 3, No (more than 2 owners) = 1	Ownership can often impact on the availability of a site. Where a site is in single ownership this makes negotiations easier and mean the site is more likely to come forward for development sooner. If a site is in multiple ownership then it will gain a lower score.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies

Availability Scoring Results

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
862	Land off Sussex Street	Sussex Street	Barnoldswick	PD vacant & derelict	0.023	37	1	5	5	5	5	5	25	Retain	Part of the site is currently occupied.
855	Former Reservoir	Park Hill	Barnoldswick	PD vacant & derelict	0.3719	35	13	5	5	5	5	5	25	Retain	Possible access issues as road to site is narrow.
866	Land South of Mill Street	Mill Street	Barnoldswick	Vacant not PDL	0.1323	33	4	5	5	5	5	5	25	Retain	Site is vacant and available.
1035	Land adjacent to 14 York Street	York Street	Barnoldswick	PD vacant & derelict	0.016	125	2	5	5	5	5	5	25	Retain	Site is vacant.
1034	Works	Off Church Street	Barnoldswick	Commercial building	0.021	95	2	5	5	5	5	5	25	Retain	Access to the site is constrained and parking may be a problem.
845	Land behind the Moorlands	Manchester Road	Barnoldswick	PD vacant & derelict	0.0988	39	4	5	5	5	5	5	25	Retain	No real availability constraints. Site is available for development.
925	Land behind 1-4 Applegarth	Applegarth	Barnoldswick	Intensification	0.067	29	2	5	1	5	5	5	21	Retain	Site is vacant and available.
995	Workshop premises at Bank Street		Barnoldswick	Intensification	0.0325	62	2	5	5	5	1	5	21	Retain	Grot spot site. Although the building may still be in use the site could easily be vacated.
881	Land behind Raikes Cottage	Rainhall Road	Barnoldswick	Vacant not PDL	0.6507	35	22	5	1	5	5	5	21	Retain	Access into the site is constrained.
908	Land behind the Ambulance Station	Brogden Lane	Barnoldswick	Vacant not PDL	0.09	22	2	5	1	5	5	5	21	Retain	Site is vacant and available.
865	Land at Wapping	Westgate	Barnoldswick	Vacant not PDL	1.059	36	38	5	1	5	5	5	21	Retain	Possible access issues.
910	Land between 4 and 6 Banks Hill	Banks Hill	Barnoldswick	Vacant not PDL	0.08	12	1	5	1	5	5	5	21	Retain	Site is a vacant plot and is available for development.
927	Land behind Westwood	Pasture Close	Barnoldswick	PD vacant & derelict	0.2358	30	7	5	1	5	5	5	21	Retain	Access into the site would need to be improved.
984	Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	2.43	30	73	5	5	5	1	5	21	Retain	Site currently in use but tenants on a short term lease and the site will become available in the short term.
986	Land to the rear of Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	1.291	30	39	5	5	5	1	5	21	Retain	Site will be available once the site is vacated.
909	Land to the East of Hazel Bank	Brogden Lane	Barnoldswick	Intensification	0.19	5	1	5	5	5	1	5	21	Retain	Site still in current use. Ownership issues with the farmer. Access issues for the farmer into the fields.
426	Land to side of 16 Garnett Street	Garnett Street	Barrowford	Intensification	0.0065	153	1	5	5	5	5	5	25	Retain	Site is available.
442	Land to rear of 8 Deepdale Green	Deepdale Green	Barrowford	Vacant not PDL	0.0507	20	1	5	5	5	5	5	25	Retain	Site vacant and available.
575	Land adjacent to 12 Francis Avenue	Francis Avenue	Barrowford	Intensification	0.0317	39	1	5	1	5	5	5	21	Retain	Site is available
571	Land off Francis Ave	Francis Avenue	Barrowford	Intensification	0.0931	39	4	5	1	5	5	5	21	Retain	The site is vacant.
570	Land to side of Park Hill Farm	Off Gisburn Road	Barrowford	Car park	0.1781	36	6	5	5	5	1	5	21	Retain	Site still in current use and would need to be vacated. Site is leased by the Council to Pendle Heritage Centre.
569	Land between Maltkiln and 162 Gisburn Road	Gisburn Rd	Barrowford	PD vacant & derelict	0.037	108	4	5	1	5	5	5	21	Retain	
554	Land to side of Halstead Farm	Halstead Farm	Barrowford	Intensification	0.0314	31	1	5	1	5	5	5	21	Retain	Site is available.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
453	Land at the end of Rushton St	Rushton Street	Barrowford	Vacant not PDL	0.1541	33	5	5	1	5	5	5	21	Retain	Access into the site can be easily solved.
668	Land to side of 268 Gisburn Rd	Gisburn Road	Barrowford	Vacant not PDL	0.0871	11	1	5	1	5	5	5	21	Retain	The site is vacant however ownership may be an issue.
550	Land to side of 24 John Street	John Street	Barrowford	Intensification	0.0996	150	15	5	1	5	1	5	17	Retain	Site underused.
455	Land to side of 1 Rushton Street	Rushton Street	Barrowford	Vacant not PDL	0.0064	155	1	5	1	1	5	5	17	Remove	
440	Land to rear of 4 Wheatley Grove	Dixon Street	Barrowford	Vacant not PDL	0.0623	64	4	5	1	5	1	5	17	Retain	Site still in use which may restrict development.
560	Land at the end of Mint Avenue	Mint Avenue	Barrowford	PD vacant & derelict	0.0606	16	1	1	5	1	1	5	13	Retain	Access constraints would need to be resolved.
559	Land to rear of Albert Mills	Appleby Drive	Barrowford	PD vacant & derelict	0.6066	27	16	1	5	1	1	5	13	Retain	Access into this site is a problem which would need to be overcome.
563	Land to rear of 14 Church Street	Church Street	Barrowford	Vacant not PDL	0.849	30	25	1	1	1	5	3	11	Retain	Access into the site is the main constraint. Site is part Council owned and part privately owned. Ownership constraints would need to be overcome.
699	Land next to 416 Gisburn Rd	Gisburn Road	Blacko	Vacant not PDL	0.0271	37	1	5	1	5	1	5	17	Remove	
8	Land to side of 55 Sandway Drive	Sandway Drive	Briercliffe	Vacant not PDL	0.36	36	13	5	1	5	5	5	21	Retain	Currently no vehicular access into the site but this can easily be resolved. Otherwise the site is readily available for development.
54	Land across from 19 Hartington St	Hartington Street	Brierfield	PD vacant & derelict	0.0598	50	3	5	5	5	5	5	25	Retain	The site is in private ownership (possibly by the mosque) and may make the site difficult to acquire. Otherwise the site is available and ripe for redevelopment.
983	Land at Marsden Cottage	Higher Reedley Road	Brierfield	Intensification	0.208	35	7	5	5	5	5	5	25	Retain	Site available.
38	Former Stone Yard	Railway Street / King Street	Brierfield	PD vacant & derelict	1.593	72	70	5	5	5	5	5	25	Retain	Site is readily available with no access issues.
1021	Mansfield High School	Taylor Street	Brierfield	Intensification	1.536	28	43	5	5	5	1	5	25	Retain	Site still in use as a school but will be available in the medium term.
115	Land to rear of 38 Mansfield Crescent	Mansfield Crescent	Brierfield	PD vacant & derelict	0.2299	33	8	5	5	5	5	5	25	Retain	The site is readily available and ripe for redevelopment.
44	Land on York Road	York Road	Brierfield	Intensification	0.0244	100	2	5	1	5	5	5	21	Retain	Site owned by the church. The site may not be available. The church may have alternative uses for the site.
131	Land in between 84 & 94 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0204	200	4	5	1	5	5	5	21	Retain	Site is available for development.
49	Land on Pickering Street	Pickering Street	Brierfield	Intensification	0.0147	68	1	5	5	5	1	5	21	Retain	This site currently has two garages on it. They are run down and the site could be redeveloped.
70	Land at the side of 28 Sefton Street	Sefton Street	Brierfield	Vacant not PDL	0.4563	36	16	5	1	5	5	5	21	Retain	This site is used by Walter Street Primary School, however, there is normal formal open space designation on the site. The land is owned by LCC and acquisition could therefore be difficult.
81	Land in between 18 & 20 Hillsborough Ave	Hillsborough Avenue	Brierfield	Vacant not PDL	0.0491	20	1	5	1	5	5	5	21	Retain	The site is vacant and unused.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
118	Land between 29 & Brierfield House	Hardy Avenue	Brierfield	Intensification	0.1407	14	2	5	1	5	5	5	21	Retain	The site is vacant and available for development.
123	Land between 158 & 160 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0188	53	1	5	1	5	5	5	21	Retain	No access constraints.
126	Land at Junction St & Hollin Mill Street	Junction Street	Brierfield	Car park	0.1192	41	5	5	5	5	1	5	21	Remove	Site is still in use.
1023	Car park off Junction Street	Junction Street	Brierfield	Car park	0.1253	36	5	5	5	5	1	5	21	Retain	Site underused and could be available for development.
121	Land off Hollin Bank	Hollin Bank	Brierfield	Vacant not PDL	0.5297	36	19	5	1	5	5	5	21	Retain	Access into the site needs to be developed.
11	Land off Brooden Drive	Brooden Drive	Brierfield	Intensification	0.0457	21	1	5	5	5	1	5	21	Remove	Although the site scores highly on the availability criteria the site is in current use and there is no alternative location for the current use. Therefore the site is considered unavailable.
24	Large piece of land at Wood Clough Platts	Wood Clough Platts	Brierfield	Existing allocation	2.116	30	63	5	1	5	5	5	21	Retain	The site scores well on all availability criteria. There is access up to the boundary of the site and access into the site can easily be overcome.
1000	Land at Heather Close	Heather Close	Brierfield	Vacant not PDL	0.0884	11	1	5	1	5	5	5	21	Retain	Site is vacant and available.
1037	Richard Street Nurseries	Richard Street	Brierfield	PD vacant & derelict	0.9836	36	35	1	5	5	5	5	21	Retain	Site is vacant and available. PBC owns land adjoining (declared surplus) and could control access to development.
57	Land off Wood Street	Wood Street	Brierfield	Car park	0.0884	114	10	5	5	5	1	5	21	Retain	The site is still currently in use as a car park but is under used.
17	Land off Reedley Drive	Reedley Drive	Brierfield	Existing allocation	2.615	36	95	5	1	5	5	5	21	Retain	Access improvements may be required but the site is vacant, unused and in single ownership.
66	Land to the rear of Garage/Restaurant on Burnley Rd	Burnley Road	Brierfield	PD vacant & derelict	0.4189	40	17	5	1	5	5	5	21	Retain	Although the site is believed to be in single ownership, it is possibly owned by the church and there may be alternative proposals for the site. This may mean that acquiring the site could be difficult.
35	Land off Thomas St & Pendle Rd	Thomas Street	Brierfield	PD vacant & derelict	0.0607	50	3	5	1	5	5	5	21	Retain	There is no direct access into the site but this can be easily overcome. The site is otherwise available for development.
127	Land off Glen Way	Glen Way	Brierfield	PD vacant & derelict	1.603	51	81	5	5	5	1	3	18	Retain	Part of the site is still in use as a car park. Negotiations may be needed to bring the land into a single ownership. Site is leased by the Council.
133	Land to rear of Every St	Every Street	Brierfield	Intensification	0.0583	68	4	5	1	1	5	5	17	Remove	The frontage of any development would likely face the existing back street. Visibility splays from this street are likely to be substandard.
147	Land to rear of 11 Park View Close	Park View Close	Brierfield	Vacant not PDL	0.037	27	1	1	1	5	5	5	17	Retain	Vacant piece of land. Access into the site may be a problem.
16	Land to rear of 3 & 5 Reedley Drive	Redman Road	Brierfield	Vacant not PDL	0.1019	20	2	5	1	1	5	5	17	Retain	A previous application for outline residential was refused on the grounds that visibility splays off Redman Road are substandard. Redman Road is also a private road. However it is noted that two additional dwellings would not necessarily increase traffic flow.
527	Land to side of 2 Hawley Street	Hawley Street	Colne	Car park	0.0376	100	4	5	5	5	5	5	25	Retain	Site is vacant and available.
1019	26-28 Blucher Street	Blucher Street	Colne	Commercial building	0.0124	161	2	5	5	5	5	5	25	Retain	Building is available. The Council has made a CPO on this property.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
1032	Haverholt Day Nursery	Haverholt Close	Colne	PD vacant & derelict	0.2395	35	8	5	5	5	5	5	25	Retain	Site is available.
480	Large piece of land behind Red Scar Works	Cliff Street	Colne	Vacant not PDL	1.096	52	57	5	5	5	5	5	25	Retain	The site is available.
661	Land to rear of 59 Birtwistle Ave	Birtwistle Avenue	Colne	Intensification	0.1177	35	4	5	5	5	5	5	25	Retain	Site is underused and available.
470	Land to side of 19 Briercliffe Ave	Briercliffe Avenue	Colne	PD vacant & derelict	0.1106	27	3	5	5	5	5	5	25	Retain	The site is readily available.
582	Land at Junction of Crown Way & Vivary Way	Crown Way	Colne	Car park	0.3417	50	17	5	5	5	5	5	25	Retain	Site is vacant and available.
1041	Former Ecroyd Day Centre & Boulsworth Residential Home	Gib Field Road	Colne	PD vacant & derelict	1.175	36	42	5	5	5	5	5	25	Retain	The site is available, it has a current access into the site and is owned by one land owner.
1028	Garage site off Hargreaves Street	Hargreaves Street	Colne	Intensification	0.1338	35	5	5	5	5	5	5	25	Retain	Site available.
1012	Glenroy Offices		Colne	Commercial building	0.0616	32	2	5	5	5	5	5	25	Retain	Site has no availability constraints.
463	Land to side of 24 Gibfield Rd	Gibfield Road	Colne	Vacant not PDL	0.0155	64	1	5	5	5	5	5	25	Retain	Site is available.
645	Land to rear of Langroyd Rd	Langroyd Road	Colne	Vacant not PDL	0.014	70	1	5	5	5	5	5	25	Retain	Site is available.
1020	40 Oak Street	Oak Street	Colne	Commercial building	0.0071	140	1	5	1	5	5	5	25	Retain	Building is available
486	Former Cement Works	Knotts Lane	Colne	Existing allocation	0.2876	35	10	5	5	5	5	5	25	Retain	Site is vacant, derelict and available.
474	Land to rear of 136 Burnley Road	Burnley Road	Colne	Intensification	0.502	36	18	5	5	5	1	5	21	Retain	Possible highways improvements need to be made.
475	Land to side of 90 Burnley Road	Burnley Road	Colne	Vacant not PDL	0.0321	130	4	5	1	5	5	5	21	Retain	Site available.
476	Land across from the Garage on New Street	New Street	Colne	PD vacant & derelict	0.0537	67	2	5	5	5	1	5	21	Remove	The site is in current use and the intention is to expand the current use.
542	Land off Whitewalls Drive	Whitewalls Drive	Colne	Vacant not PDL	2.739	30	82	5	1	5	5	5	21	Retain	Site is in an agricultural use but could be vacated.
529	Land to side of 64 Knotts Lane	Knotts Lane	Colne	Vacant not PDL	0.0773	50	4	5	1	5	5	5	21	Retain	This site is vacant and available.
516	Land off Calder Street	Calder Street	Colne	Vacant not PDL	0.2084	33	7	5	1	5	5	5	21	Retain	Site is vacant and available.
505	Land off Hartleys Terrace	Hartleys Terrace	Colne	Vacant not PDL	0.2645	33	9	5	1	5	5	5	21	Retain	Although site is in agricultural use it could be easily vacated.
477	Land behind 58 Burnley Road	Burnley Road	Colne	Car park	0.1437	50	7	5	5	5	1	5	21	Remove	The site is in current use as a car park for the adjacent premises. It is under used but still in use.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
482	Large piece of Land to rear of 16 Knotts Drive	Knotts Drive	Colne	Existing allocation	5.14	30	154	5	1	5	5	5	21	Retain	The site is available and the lack of vehicular access into the site could easily be resolved as there are 3 potential entrance points into the site.
1036	Railway sidings	Knotts Lane	Colne	Existing allocation	2.747	36	97	5	1	5	5	5	21	Retain	Site is available to be developed. Although there is no current access into the site there are closed roads which would allow easy access.
522	Land to rear of 75 Green Rd	Green Rd	Colne	Intensification	0.0145	69	1	5	1	5	5	5	21	Retain	Site is available.
632	Land inbetween 271 & 273 Keighley Rd	Keighley Road	Colne	Vacant not PDL	0.178	11	2	5	1	5	5	5	21	Retain	Site is vacant and available
1013	Judge Fields		Colne	Vacant not PDL	0.183	35	6	5	1	5	5	5	21		
385	Gib Hill	Gibfield Road	Colne	Existing allocation	12.01	36	216	5	1	5	5	5	21	Retain	The site is available.
1010	Land adjacent to 21 Crabtree Street	Shaw Street	Colne	Intensification	0.0185	54	1	5	1	5	5	5	21	Remove	
657	Land to side of 1 Belgrave Road	Belgrave Rd	Colne	Vacant not PDL	0.0245	81	2	5	1	5	5	5	21	Remove	
981	Land at the bottom of Midgley Street	Midgley Street	Colne	Vacant not PDL	0.013	76	1	5	1	5	5	5	21	Retain	
397	Land to side of 30 Gibfield Road	Gibfield Road	Colne	Vacant not PDL	0.0374	80	3	5	1	5	5	5	21	Retain	Site is available.
652	Land to side of 3 Carr Road	Carr Road	Colne	Vacant not PDL	0.0156	64	1	5	1	5	5	5	21	Remove	
636	Land at Allison Gr	Allison Grove	Colne	Vacant not PDL	0.1466	33	5	5	1	5	5	5	21	Retain	Site is available.
666	Land to side of 5 & 7 Middleton Drive	Middleton Drive	Colne	Vacant not PDL	0.2504	28	7	5	1	5	5	5	21	Retain	Site may be difficult to acquire.
987	Land to the rear of 6 Claremont Street		Colne	Intensification	0.0267	37	1	5	5	5	1	5	21	Retain	Site is available.
619	Land to side of 1 Sagar Fold	Sagar Fold	Colne	Vacant not PDL	0.0164	60	1	5	1	5	5	5	21	Retain	Possible ownership issues.
618	Land on Primrose Hill	Primrose Hill	Colne	Intensification	0.0352	85	3	5	1	5	5	5	21	Retain	Site is vacant and available.
612	Land at Carry Lane	Carry Lane	Colne	PD vacant & derelict	0.0857	50	4	5	1	5	5	5	21	Retain	Site is vacant and available.
602	Land to side of 16 Salisbury St	Salisbury Street	Colne	Intensification	0.0103	96	1	5	1	5	5	5	21	Retain	Site is available.
578	Land in between 19 & 21 Priestfield Ave	Priestfield Avenue	Colne	Vacant not PDL	0.0203	49	1	5	1	5	5	5	21	Retain	
639	Land to side of 47 Townley Street	Townley Street	Colne	Vacant not PDL	0.0295	135	4	5	1	5	5	5	21	Retain	Site is vacant and available.
510	Land behind the Playground	Atkinson Street	Colne	Vacant not PDL	0.1713	40	7	5	1	5	5	3	19	Retain	Site is not currently in use. Site in multiple ownership. This will need to be resolved.
1004	Land to the north of Shaw Street	Shaw Street	Colne	Vacant not PDL	1.155	69	24	1	1	5	5	5	17	Remove	
523	Land to side of 3 Laithe St	Laithe Street	Colne	Intensification	0.0116	86	1	5	1	1	5	5	17	Retain	Development of this site may reduce visibility splays from Laithe Street onto Knotts Lane.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
519	Land at Cross Hagg Street	Cross Hagg Street	Colne	Vacant not PDL	0.0525	114	6	5	1	5	1	1	13	Retain	Site still in current use. Site in multiple ownership. This would need to be resolved.
623	Land to rear of Clarence Street	Clarence Street	Colne	PD vacant & derelict	0.0899	69	6	1	1	5	1	5	13	Remove	Access into the site is constrained.
805	Land adjacent to the Cricket Pavillion	Hartley Street	Earby	Intensification	0.0407	98	4	5	5	5	1	5	21	Retain	Site currently has caravan stored on it but could be vacated.
816	Garages off New Road	New Road	Earby	Intensification	0.6334	56	35	5	5	5	1	5	21	Retain	Site is underused and should be redeveloped.
833	Land off Red Lion Street	Red Lion Street	Earby	Car park	0.0315	126	4	5	5	5	1	5	21	Retain	Site is currently in use as a temporary car park.
836	Land between School Fields and Old Lane	Old Lane	Earby	Vacant not PDL	0.5337	33	18	5	1	5	5	5	21	Retain	
1024	Applegarth Works	Hartley Street	Earby	Commercial building	0.0273	36	1	5	5	5	1	5	21	Retain	Site in use but could be vacated. This may restrict the site coming forward in the short term.
797	Land at the corner of Kenilworth Drive	Kenilworth Drive	Earby	Vacant not PDL	0.0145	69	1	5	1	5	5	5	21		
809	Land adjacent to 48a Longroyd Road	Longroyd Road	Earby	Vacant not PDL	0.4127	33	14	3	1	5	5	5	19	Remove	Access is partly constrained
811	Land behind 26-28 Barnwood Road	Barnwood Road	Earby	Vacant not PDL	0.0864	23	2	1	1	5	5	5	17	Retain	Access into the site is constrained this may harbour any development of the site.
832	Land to the South of the Bungalow	Croft Street/Nook Croft	Earby	Vacant not PDL	0.0596	50	3	1	1	1	5	5	13	Remove	
741	Land adjacent to 28 Old Laund Street	Old Laund Street	Fence and Wheatley Lane	Car park	0.0173	57	1	5	5	5	1	5	21	Remove	Site is still in use as a car park.
727	Land between 290 and 300 Wheatley Lane Road	Wheatley Lane Road	Fence and Wheatley Lane	Vacant not PDL	0.0679	39	3	5	1	5	5	5	21	Retain	Access into the site maybe a problem.
678	Land adjacent to 10 Skipton Road	Skipton Road	Foulridge	Intensification	0.027	73	2	5	5	5	5	5	25	Retain	This site is vacant and available.
677	Garages at the end of Burwains Avenue	Burwains Avenue	Foulridge	Intensification	0.0856	39	4	5	5	5	1	5	21	Retain	The site is still partly in use but could be redeveloped.
688	Land adjacent to Canal House	Warehouse Lane	Foulridge	Vacant not PDL	0.3433	36	12	5	1	5	5	5	21	Retain	The site is vacant and available.
695	Land behind the Works	Station Road	Foulridge	Vacant not PDL	0.234	35	8	1	1	5	5	5	17	Retain	Access into the site is constrained by the car part for the works below.
767	Land off Barkerfield Close	Barkerfield Close	Higham	Intensification	0.129	16	2	5	5	5	1	5	21	Retain	Negotiations may be need to acquire the site.
775	Land between 422-428 Colne Road	Colne Road	Kelbrook	Vacant not PDL	0.0404	49	2	5	1	1	5	5	17	Retain	Access is the main constraint to the development of this site. This would need to be resolved.
790	Land off Colne Road	Colne Road	Kelbrook	PD vacant & derelict	0.0903	39	4	5	1	5	1	5	17	Remove	The site is in current use and the parish council have spent money on improving this site. It is unlikely to become available for housing development.
785	Land behind the Bungalow	Harden Road	Kelbrook	Vacant not PDL	0.1008	19	2	1	1	5	1	5	13	Remove	Access into the site is a major constraint and unlikely to be easily overcome. Site is still in use as a paddock.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
945	Land adjacent to 7 Carrier's Row	Carrier's Row	Laneshawbridge	Vacant not PDL	0.0603	66	4	5	3	5	5	5	19	Retain	Access / highways issues may restrict development. The road is narrow and visibility splays at the end are probably not adequate to cope with the increase of traffic the site may generate.
217	Land oppposite 1 & 3 Fry Street	Fry Street	Nelson	PD vacant & derelict	0.424	36	15	5	5	5	5	5	25	Retain	Site available and ripe for redevelopment.
313	Land to side of 3 Burns Street	Burns Street	Nelson	Intensification	0.013	153	2	5	5	5	5	5	25	Retain	Site is available.
312	Land to side of 35 Burns Street	Burns Street	Nelson	PD vacant & derelict	0.0057	174	1	5	5	5	5	5	25	Retain	Site is available.
309	Land to side of 14 Henry Street	Henry Street	Nelson	Intensification	0.0058	172	1	5	5	5	5	5	25	Retain	Site is available.
300	Land to side of 70 Buccleuch Road	Buccleuch Road	Nelson	Intensification	0.0251	40	1	5	5	5	5	5	25	Retain	Site is available.
198	Land across from Messenger Street	Messenger Street	Nelson	Vacant not PDL	0.5662	36	20	5	5	5	5	5	25	Retain	Site is not in use and available.
333	Garages behind builders yard off Fleet Street	Fleet Street	Nelson	Intensification	0.14	96	13	5	5	5	5	5	25	Retain	Site is available.
287	Land to rear of 1 Carr Hall Road	Carr Hall Road	Nelson	Intensification	0.0332	30	1	5	5	5	5	5	25	Retain	Site available.
1031	Former playground off Rakeshouse Road	Rakeshouse Road	Nelson	PD vacant & derelict	0.0739	48	6	5	1	5	5	5	25	Retain	Site vacant and available
158	Land to rear Hargreaves St	Hargreaves Street	Nelson	PD vacant & derelict	0.5214	30	16	5	5	5	5	5	25	Retain	Site is available for development.
288	Land to side of 46 Park Avenue	Park Avenue	Nelson	PD vacant & derelict	0.0641	39	3	5	5	5	5	5	25	Retain	Site is available.
173	Land to side of 23 Duerden St	Duerden Street	Nelson	Intensification	0.0155	129	2	5	5	5	5	5	25	Retain	Site is available.
414	Land to rear 75 Reedyford Road	Reedyford Road	Nelson	PD vacant & derelict	0.0797	50	4	5	5	5	5	5	25	Retain	Site is available.
413	Land at the end of Bevan Place	Bevan Place	Nelson	Intensification	0.1602	30	5	5	5	5	5	5	25	Retain	Site available and ripe for redevelopment.
1030	Land off Hibson Road / Cobden Street	Hibson Road	Nelson	PD vacant & derelict	0.1977	40	8	5	5	5	5	5	25	Retain	Site available and has obtained residential planning permission in the past (although now expired).
389	Garage site	Off Liddlesdale Road	Nelson	Intensification	0.0575	52	3	5	5	5	5	5	25	Retain	This site is available for development.
323	Land adjacent to 80 Every Street	Every Street	Nelson	Intensification	0.0126	79	1	5	5	5	5	5	25	Retain	Site is available.
167	Land at High Street	High Street	Nelson	Car park	0.0898	75	7	5	5	5	5	5	25	Retain	Site is available for development
350	Former car park off Cumberland Street	Cumberland Street	Nelson	Car park	0.0168	119	2	5	5	5	5	5	25	Retain	Site is available.
1003	Riverside Mill	Charles Street	Nelson	PD vacant & derelict	2.9	36	104	5	5	5	5	5	25	Retain	Site is vacant and available. There are restrictive covenants on the site which need to be resolved.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
175	Land to side of 54 Wilkinson St	Wilkinson Street	Nelson	Intensification	0.01	100	1	5	5	5	5	5	25	Retain	Site is available
357	Land opposite Holy Saviour's Church	Bradley Hall Road	Nelson	PD vacant & derelict	0.3817	50	19	5	5	5	5	5	25	Retain	The site is vacant and available.
179	Land adjacent to 44 Brunswick Street	Brunswick Street	Nelson	Intensification	0.0252	80	2	5	5	5	5	5	25	Retain	Site is available.
180	Land adjacent to 67 Vernon Street	Vernon Street	Nelson	Intensification	0.0138	72	1	5	5	5	5	5	25	Retain	Site is available.
181	Land adjacent to 54 Carleton Street	Carleton Street	Nelson	Intensification	0.0187	53	1	5	5	5	5	5	25	Retain	Site is available.
358	Land adjacent to 16 Raven Street	Raven Street	Nelson	Intensification	0.0235	85	2	5	5	5	5	5	25	Retain	Site is vacant and available
105	Land to the side of 19 Delph Mount	Delph Mount	Nelson	Intensification	0.0407	24	1	5	5	5	5	5	25	Retain	The site is readily available.
213	Land to rear of 12 Marsden Hall Rd	Marsden Hall Road	Nelson	Intensification	0.1355	69	9	5	5	5	1	5	21	Retain	Site available - under used garage site. Intention to redevelop.
239	Land to rear of 9 & 10 Malvern Court	Lonsdale Street	Nelson	Intensification	0.0544	73	4	5	1	5	5	5	21	Retain	Site is available.
157	Land to rear of 1 Hargreaves Street	Hargreaves Street	Nelson	Intensification	0.0321	31	1	5	1	5	5	5	21	Retain	Site is available for development. Although previous planning applications have been refused, but mainly for design and siting issues. These could be overcome.
146	Land to side of 190 Colne Rd	Colne Road	Nelson	Intensification	0.0465	42	2	5	5	5	1	5	21	Retain	Site appears to be in use but underused. However this may delay the site coming forward for development.
1039	Reedyford Mill	Pendle Street	Nelson	Commercial building	2.488	51	126	5	5	5	1	5	21	Retain	The site is still in employment use but the occupiers are on a short 6 month lease and the site will become vacant and available within the short term.
204	Land at Further Clough Head	Marsden Hall Road South	Nelson	Existing allocation	1.693	30	48	5	1	5	5	5	21	Retain	Access into the site can be resolved.
193	Land adjacent to 161 Manor Street	Manor Street	Nelson	Intensification	0.0101	99	1	5	1	5	5	5	21	Retain	Site is available.
99	Land at Hulton Drive	Hulton Drive	Nelson	Vacant not PDL	0.8027	35	28	5	1	5	5	5	21	Retain	Access into the site would need to be developed.
192	Land at Bracewell Street	Bracewell Street	Nelson	Vacant not PDL	0.8074	30	24	5	1	5	5	5	21	Retain	The site is readily available.
205	Land adjacent to Further Clough Head	Marsden Hall Road South	Nelson	Existing allocation	1.564	30	45	5	1	5	5	5	21	Retain	The site is available.
307	Land to side of 82 Pendle Street	Pendle Street	Nelson	Intensification	0.0087	114	1	5	5	1	5	5	21	Retain	Site is available.
403	Land to side of 15 Alexander St & 20 Thorne St	Alexander Street	Nelson	PD vacant & derelict	0.1726	50	9	5	5	5	1	5	21	Retain	Site is still partly in use which will extend timescales for development.
420	Land adjacent to 163 Reedyford Road	Reedyford Road	Nelson	Vacant not PDL	0.0505	20	1	5	1	5	5	5	21	Retain	Site is available.
394	Land off Sansbury Crescent	Sansbury Crescent	Nelson	Vacant not PDL	0.2512	35	9	5	1	5	5	5	21	Retain	Site is available.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
1002	Site between 27 and 29 Highgate	Highgate	Nelson	Vacant not PDL	0.5573	35	8	5	1	5	5	5	21	Remove	Planning permission has been refused on this site on highways ground. These could be overcome and would need addressing in any proposed development.
387	Land behind 51-71 Oxford Road	Oxford Road	Nelson	Vacant not PDL	0.3067	32	10	5	1	5	5	5	21	Retain	Site is available.
386	Land adjacent to the Community Centre	Marsden Hall Road North	Nelson	Vacant not PDL	0.0779	50	4	5	1	5	5	5	21	Retain	Site is available.
989	Land to the rear of Southfield Street		Nelson	PD vacant & derelict	0.2678	35	9	5	5	5	1	5	21	Retain	Site is in use but could be redeveloped.
1014	Robert Street Garage Site	Robert Street	Nelson	Intensification	0.2205	33	7	5	5	5	1	5	21	Retain	Site still in use and may restrict development.
366	Land adjacent to 39 Fulham Street	Fulham Street	Nelson	Intensification	0.0169	118	2	5	1	5	5	5	21	Retain	Site is available.
365	Land adjacent to 40 Fulham Street	Fulham Street	Nelson	Intensification	0.0087	115	1	5	1	5	5	5	21	Retain	Site is available.
361	Land adjacent to 26 Poplar Street	Poplar Street	Nelson	Intensification	0.0173	115	2	5	1	5	5	5	21	Retain	Site is available.
359	Land adjacent to 19 Raven Street	Raven Street	Nelson	Intensification	0.0132	75	1	5	5	1	5	5	21	Retain	Possible visibility problems if site developed.
233	Land to side of 25 Pine Street	Pine Street	Nelson	Intensification	0.0097	102	1	5	1	5	5	5	21	Retain	Site is available.
1015	Williams Hall	Barkerhouse Road	Nelson	Intensification	0.0884	34	3	5	1	5	5	5	21	Retain	Site is vacant and available.
90	Land to rear of Pilgrim Street	Pilgrim Street	Nelson	PD vacant & derelict	0.2164	64	14	5	1	5	5	5	21	Retain	Vehicular access into the site can easily be overcome.
302	Land to side of 123 Carr Road	Carr Road	Nelson	Vacant not PDL	0.0293	34	1	5	1	5	5	5	21	Retain	Site is available.
289	Land to side of 1 Parrock Road	Parrock Road	Nelson	Vacant not PDL	0.0568	18	1	5	1	5	5	5	21	Retain	Site available
282	Land on Willow Close	Willow Close	Nelson	Intensification	0.0393	25	1	5	1	5	5	5	21	Retain	Site is available
199	Former James Nelson's Sports Ground	Priory Chase	Nelson	Existing allocation	1.81	36	65	1	5	5	5	5	21	Retain	Access is constrained by a ransom strip.
237	Land to side of 24 Branch Street	Branch Street	Nelson	Intensification	0.0187	160	3	5	1	5	5	5	21	Retain	Site is available.
231	Land to side of 69 Larch Street	Larch Street	Nelson	Intensification	0.0102	98	1	5	1	5	5	5	21	Retain	Site not in use - possible ownership issues?
230	Land to rear of 21 Athol Street	Athol Street	Nelson	Intensification	0.03	66	2	5	5	5	5	1	21	Remove	Planning permission just granted for a replacement garage. May not be available for housing.
224	Land to side of 15 Clough Road	Clough Road	Nelson	Vacant not PDL	0.0502	40	2	5	1	5	5	5	21	Retain	No major availability constraints.
207	Large piece of land at the end of Trent Road	Trent Road	Nelson	Vacant not PDL	0.7489	35	15	5	1	5	5	3	19	Retain	Site is in multiple ownership and this may reduce the availability of the site in the short term. Ownership issues would need to be resolved.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
84	Land below allotments at the end of Southfield Street	Southfield Street	Nelson	Vacant not PDL	2.277	36	82	3	1	5	5	5	19	Retain	There is no direct access into the site. Improvements would need to be made to access the site.
104	Land to rear of 213 Hibson Road	Hibson Road	Nelson	Intensification	0.0527	38	2	5	5	5	1	1	17	Retain	Unsure as to whether the site is in single ownership. Garages are run down but still partially in use.
98	Land to the side of 13 Townsley Street	Townsley Street	Nelson	Vacant not PDL	0.123	65	8	1	1	5	5	5	17	Retain	Access in to site severely constrained. There is no access into the site at present. This could be overcome as to cul de sac roads end at the site boundary. However it is questionable as to whether visibility splays are adequate off the two roads to accommodate extra traffic.
94	Garages behind 270-286 Railway Street	Railway Street	Nelson	Intensification	0.245	36	9	5	5	5	1	1	17	Retain	The loss of this garage site may cause some parking problems. Unsure whether the whole site is in single ownership - may pose a problem with acquisition.
116	Land to side of Brierfield House	Hardy Avenue	Nelson	Vacant not PDL	0.2684	35	9	1	1	5	5	5	17	Remove	No / severely constrained access into the site. No easy way to resolve access issues.
211	Land to rear of 64 Rowland Ave	Rowland Avenue	Nelson	Vacant not PDL	0.0746	50	4	1	1	5	5	5	17	Retain	Access into the site would be through the driveway of the former Great Marsden Hotel. Proposals for the Hotel are still undecided. There is a residential permission for the grounds of the hotel. Negotiations would need to take place to secure access into the site.
388	Land behind Ruston Close	Rushton Close	Nelson	Vacant not PDL	0.2519	30	7	1	1	5	5	5	17	Retain	Access problems could be overcome if site developed in conjunction with other surrounding sites.
1033	Garage site off Juno Street	Juno Street	Nelson	Intensification	0.2331	40	9	1	5	1	5	5	17	Retain	Site is vacant and available, however access into the site may restrict any development.
344	Land adjacent to 85 Leeds Road	Leeds Road	Nelson	Car park	0.0523	50	3	5	1	5	1	5	17	Retain	Site in current use.
223	Land to side of 2 Marsden Hall Road	Marsden Hall Road	Nelson	Vacant not PDL	0.3812	36	14	5	1	5	1	5	17	Remove	
222	Land to the side of 9 Marsden Place	Marsden Place	Nelson	Vacant not PDL	0.1689	30	5	5	1	5	1	5	17	Remove	
220	Land between Bamford St & Tweed St	Bamford Street & Tweed Street	Nelson	Vacant not PDL	0.2019	35	7	5	1	5	1	5	17	Retain	Site still in use as a paddock.
201	Land to the side of 52 Wickworth Street	Wickworth Street	Nelson	Intensification	0.2591	35	9	5	1	5	1	5	17	Retain	The site is still in use and this will restrict any potential development.
216	Land to rear of the Vicarage Coleman st	Coleman Street	Nelson	Vacant not PDL	0.1005	39	4	1	1	5	5	5	17	Retain	Access issues into the site need to be resolved.
210	Land to rear of 30 Hazelwood Road	Hazelwood Road	Nelson	Vacant not PDL	0.0974	50	5	1	1	5	5	5	17	Retain	Access into the site would be through the driveway of the former Great Marsden Hotel. Proposals for the Hotel are still undecided. There is a residential permission for the grounds of the hotel. Negotiations would need to take place to secure access into the site.
203	Land to the North of Allotments	Southfield Street	Nelson	Vacant not PDL	2.125	30	64	1	1	5	5	5	17	Retain	There is currently no access into the site. If the site were developed with sites 204&205 access could be gained.
202	Land to the rear of Ash Tree Grove	Ash Tree Grove	Nelson	Intensification	0.103	35	4	5	1	5	1	5	17	Retain	The site is still in use and this will restrict any potential development.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
191	Land off Wenning Street	Wenning Street	Nelson	PD vacant & derelict	0.6932	35	24	5	1	5	1	5	17	Retain	Site currently occupied by allotments and is not immediately available.
195	Land behind 77-91 Priory Chase	Priory Chase	Nelson	Vacant not PDL	0.2065	48	10	1	1	5	5	5	17	Retain	Site is available - access issues can be overcome.
152	Land to side of Glanravan	Off Churchill Way	Nelson	Vacant not PDL	0.5619	30	17	1	5	5	1	5	17	Remove	Possible highways issues - access to site so close to roundabout. Any increase in traffic could be a problem. Large part of the site still in use as part of works.
151	Land to the SW of Allotments east of M65	Off Churchill Way	Nelson	Vacant not PDL	0.6812	35	24	1	1	1	5	5	13	Remove	There is no direct access into this site. The only possible access route is through the adjacent allotments.
149	Land to rear of Churchill Way	Churchill Way	Nelson	Vacant not PDL	0.7018	72	50	1	1	1	5	5	13	Retain	Access to the site is constrained by an existing property.
433	Land off Barrowford Road	Barrowford Road	Nelson	PD vacant & derelict	1.069	30	32	1	1	1	5	5	13	Retain	Access into the site is severely constrained. There would be highways issues for access on to the bypass. The only real access would be via the proposed business park and this would have a ransom demand.
356	Land adjacent to 286 Leeds Road	Leeds Road	Nelson	Vacant not PDL	0.019	52	1	1	1	1	5	5	13	Remove	Poor location at the junction.
150	Land to east of M65	Off Churchill Way	Nelson	Vacant not PDL	0.4099	33	14	1	1	1	5	5	13	Remove	No access to the site and there is no way of overcoming this constraint.
86	Land at the end of Southfield Street	Southfield Street	Nelson	Vacant not PDL	1.062	36	38	1	1	5	1	5	13	Retain	There is no current access into the site and highway improvements would be needed.
279	Land to side of Victory Park	Victory Park	Nelson	PD vacant & derelict	0.0999	30	3	1	1	5	1	5	13	Remove	Access to the site is constrained.
85	Triangle of land below allotments	End of Southfield Street	Nelson	Intensification	0.1441	14	2	1	1	5	1	5	13	Remove	Still in current use and major improvements needed to the highways to access the site.
190	Land behind 3-16 St Georges Road	St Georges Road	Nelson	Vacant not PDL	0.4909	20	10	1	1	1	5	5	13	Remove	Access into the site is severely constrained.
148	Land to rear of 20 Park View Close	Park View Close	Nelson	Vacant not PDL	0.0734	35	3	1	1	1	5	5	13	Remove	There is no way of providing adequate visibility splays from any access into the site. This would severely restrict the development potential of the site.
418	Land to the side of 20 Boothman Place	Boothman Place	Nelson	Vacant not PDL	0.0666	90	6	5	1	1	1	5	13	Remove	Possible availability problems which may not be able to be resolved in the foreseeable future.
320	Land around 21 Norfolk Street	Norfolk St	Nelson	Commercial building	0.1082	26	3	1	5	1	1	5	13	Remove	Site still in use and unlikely to become vacant in the foreseeable future.
174	Land to side of 60 Bradshaw St	Bradshaw Street	Nelson	PD vacant & derelict	0.0534	37	2							Remove	Site not available - now being developed for a play area.
717	Land to the East of St Mary's Junior School	Spenbrook Road	New Church in Pendle	Vacant not PDL	0.0708	56	4	1	1	5	5	5	17	Retain	Access into the site may need to be negotiated.
704	Land in front of Straitgate Cottages	Blacko Bar Road	Roughlee	Vacant not PDL	0.138	21	3	5	1	5	5	5	21	Retain	The site is vacant.
1040	Salterforth Shed	Earby Road	Salterforth	Commercial building	2.283	47	108	5	5	5	1	5	21	Retain	The site is still partly in use on a short 12 month lease. The site will become vacant in the short term.
1027	Former Spen Brook Mill	Spen Brook Road	Spen Brook	Commercial building	0.896	58	52	5	5	5	5	5	25	Retain	Site available.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	A1	A2	A3	A4	A5	Accessibility Score	Accessibility Decision	Accessibility Comment
953	Land at Hall House Farm	Foulds Road	Trawden	Vacant not PDL	0.0409	50	2	5	1	5	5	5	21	Retain	Site vacant.
963	Land at the end of Bright Terrace	Bright Terrace	Trawden	Intensification	0.3196	35	11	5	1	5	1	5	17	Retain	Access to the site may need improvements.
966	Land to rear of 2 Colne Road	Colne Road	Trawden	Vacant not PDL	0.0629	63	4	1	1	1	5	5	13	Retain	Access into the site is constrained.

Appendix 12

Achievability Criteria Scoring Matrix – Justification Table

Achievability Scoring Criteria

Achievability Criterion Reference Number	Criterion Question	Scores	Reasoning / Justification	Sources of Information from which the criteria were derived
V1	Are there any competing land uses for the site other than residential use?	Yes = 1, No = 5	Sites where there are competing uses will gain a lower score. Competing uses often mean that the site may be more suitable for another use rather than residential and may mean that the site is less likely to come forward.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
V2	Is the site in an area of high, medium or low market attractiveness?	High = 5, Medium = 3, Low =1	Sites which are located in an area of high market attractiveness are more likely to come forward for development as the selling prices of the properties are higher and there is a higher demand for housing in those areas making the development of the land more viable.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies
V3	Does the residual valuation calculation show a good (positive) value for the site?	Yes = 5 , No = 1	The economic viability of developing a site for housing will often be the main component in deciding when the site is likely to come forward for development. The residual valuation model has been used on a range of sample sites to help determine whether the sites are economically viable and when they are likely to be developed.	SHLAA Practice Guidance / NWRA Guide to Urban Potential Studies

Appendix 13

Results of the Residual Valuation Calculation Model on a number of sample sites

SITE ID: 8

DESCRIPTION: Land to side of 55 Sandway Drive, Briercliffe

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 137,998	6	£ 827,988	£ 908	90	£ 490,320
Detached	2 Storey	Estate	£ 187,683	7	£ 1,313,781	£ 837	125	£ 732,375
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 2,141,769	Base Build Costs	£ 1,222,695

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 1,222,695

Disposal fees (4% GDV) £ 85,671

Sub-total £ 1,308,366

Abnormal or extraordinary development costs

Total Development costs £ 1,308,366**GDV (carried forward)** £ 2,141,769**Residual land value for site** £ 833,403

Land finance @8% £ 66,672

Final residual £ 766,731

Site Area (Hectares) 0.36

Residual value for 1 Hectare £ 2,129,808**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.36 hectares**Post Code Sector:** BB10 2**DENSITY:** 36 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value for the site. Site should come forward.

SITE ID: 16

DESCRIPTION: Land to rear of 3 & 5 Reedley Drive, Brierfield

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price (£)	Units no.)	Dev values (£)	Build Cost (£/m ²)	Size (m2)	Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev	£ 137,998	2	£ 275,996	£ 908	90	£ 163,440
Detached	2 Storey	"One-off" Dev			£ -			£ -
GDV =					£ 275,996	Base Build Costs £ 163,440		

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 163,440

Disposal fees (4% GDV) £ 11,040

Sub-total £ 174,480

Abnormal or extraordinary development costs

Total Development costs £ 174,480**GDV (carried forward)** £ 275,996**Residual land value for site** £ 101,516

Land finance @8% £ 8,121

Final residual £ 93,395

Site Area (Hectares) 0.1019

Residual value for 1 Hectare £ 916,535**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.1019 hectares**Post Code Sector: BB10 2****DENSITY:** 20 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value for the site. Site should come forward.

SITE ID: 81		DESCRIPTION: Land in between 18 & 20 Hillsborough Avenue, Brierfield			Source of Supply: Vacant not PDL		
1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS							
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price (£)	Units no.)	Dev values (£)	Build Cost (£/m²)	Size (m2)
Flats	2 Storey	General			£ -		
Flats	3 Storey	General			£ -		
Flats over retail	3 Storey	General			£ -		
Terraces/Town houses	2 Storey	Estate			£ -		
Semis	2 Storey	Estate			£ -		
Detached	2 Storey	Estate			£ -		
Terraces/Town houses	2 Storey	"One-off" Dev			£ -		
Semis	2 Storey	"One-off" Dev			£ -		
Detached	2 Storey	"One-off" Dev	£ 188,139	1	£ 188,139	£ 837	125
					GDV =	£ 188,139	
						Base Build Costs	£ 104,625
2) DEVELOPMENT APPRAISAL							
Build costs (carried down)		£ 104,625					
Disposal fees (4% GDV)		£ 7,526					
Sub-total		£ 112,151					
Abnormal or extraordinary development costs							
Total Development costs		£ 112,151					
GDV (carried forward)		£ 188,139					
Residual land value for site		£ 75,988					
Land finance @8%		£ 6,079					
Final residual		£ 69,909					
Site Area (Hectares)		0.04914					
Residual value for 1 Hectare		£ 1,422,657					
3) DEVELOPMENT INFORMATION							
SITE SIZE:		0.04914 hectares		Post Code Sector: BB9 0			
DENSITY:		20 dph					
4) CONCLUSION ON ECONOMIC VIABILITY							
Modest residual value on the site. Site may come forward.							

SITE ID: 90		DESCRIPTION: Land to rear of Pilgrim Street, Nelson		Source of Supply: PDL				
1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS								
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price (£)	Units no.)	Dev values (£)	Build Cost (£/m ²)	Size (m2)	Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 67,532	14	£ 945,448	£ 956	70	£ 936,880
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 945,448	Base Build Costs	£ 936,880
2) DEVELOPMENT APPRAISAL						3) DEVELOPMENT INFORMATION		
Build costs (carried down)		£ 936,880	SITE SIZE: 0.2164 hectares			Post Code Sector: BB9 0		
Disposal fees (4% GDV)	£ 37,818		DENSITY: 65 dph					
Sub-total		£ 974,698						
Abnormal or extraordinary development costs								
Total Development costs		£ 974,698						
GDV (carried forward)	£ 945,448							
Residual land value for site	-£ 29,250							
Land finance @8%	-£ 2,340							
Final residual	-£ 26,910							
Site Area (Hectares)	0.2164							
Residual value for 1 Hectare	-£ 124,353							
4) CONCLUSION ON ECONOMIC VIABILITY						Calculation shows negative land values. Selling prices for terraces in this area are low causing the viability of the site to be low. Site unlikely to come forward at the present.		

SITE ID: 115

DESCRIPTION: Land to rear of 38 Mansfield Crescent, Brierfield

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 112,465	6	£ 674,790	£ 908	90	£ 490,320
Detached	2 Storey	Estate	£ 141,740	2	£ 283,480	£ 837	125	£ 209,250
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 958,270	Base Build Costs	£ 699,570

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 699,570

Disposal fees (4% GDV) £ 38,331

Sub-total £ 737,901Abnormal or extraordinary
development costs**Total Development costs** £ 737,901**GDV (carried forward)** £ 958,270**Residual land value for site** £ 220,369

Land finance @8% £ 17,630

Final residual £ 202,740

Site Area (Hectares) 0.2299

Residual value for 1 Hectare £ 881,860**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.2299 hectares**Post Code Sector: BB9 5****DENSITY:** 35 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value. The scheme mainly consists of semi-detached houses (similar to the existing development form) as this helps to increase the site's viability. Terraces do not perform well in this location.

SITE ID: 147

DESCRIPTION: Land to rear of 11 Park View Close, Nelson

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev	£ 141,740	1	£ 141,740	£ 837	125	£ 104,625
GDV =					£ 141,740	Base Build Costs		£ 104,625

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 104,625

Disposal fees (4% GDV) £ 5,670

Sub-total £ 110,295

Abnormal or extraordinary development costs

Total Development costs £ 110,295**GDV (carried forward)** £ 141,740**Residual land value for site** £ 31,445

Land finance @8% £ 2,516

Final residual £ 28,930

Site Area (Hectares) 0.03703

Residual value for 1 Hectare £ 781,252**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.03703 hectares**Post Code Sector: BB9 5****DENSITY:** 27 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

A small site only able to accommodate one dwelling. Low residual value. Site will only come forward if land is sold for a small sum.

SITE ID: 192

DESCRIPTION: Land at Bracewell Street, Nelson

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 67,532	6	£ 405,192	£ 956	70	£ 401,520
Semis	2 Storey	Estate	£ 120,156	16	£ 1,922,496	£ 908	90	£ 1,307,520
Detached	2 Storey	Estate	£ 188,139	2	£ 376,278	£ 837	125	£ 209,250
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
GDV =					£ 2,703,966	Base Build Costs		£ 1,918,290

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 1,918,290

Disposal fees (4% GDV) £ 108,159

Sub-total £ 2,026,449Abnormal or extraordinary
development costs**Total Development costs** £ 2,026,449**GDV (carried forward)** £ 2,703,966**Residual land value for site** £ 677,517

Land finance @8% £ 54,201

Final residual £ 623,316

Site Area (Hectares) 0.8074

Residual value for 1 Hectare £ 772,004**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.8074 hectares**Post Code Sector: BB9 0****DENSITY:** 30 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

A balanced mix of dwelling types on this medium sized site provides a fairly robust residual value for this area of Nelson. This site should come forward where a mix can be achieved.

SITE ID: 217

DESCRIPTION: Land oppposite 1 & 3 Fry Street, Nelson

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 49,016	9	£ 441,144	£ 956	70	£ 602,280
Semis	2 Storey	Estate	£ 100,042	6	£ 600,252	£ 908	90	£ 490,320
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
GDV =					£ 1,041,396	Base Build Costs		£ 1,092,600

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 1,092,600

Disposal fees (4% GDV) £ 41,656

Sub-total £ 1,134,256Abnormal or extraordinary
development costs**Total Development costs** £ 1,134,256**GDV (carried forward)** £ 1,041,396**Residual land value for site** -£ 92,860

Land finance @8% -£ 7,429

Final residual -£ 85,431

Site Area (Hectares) 0.424

Residual value for 1 Hectare -£ 201,488**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.424 hectares**Post Code Sector:** BB9 9**DENSITY:** 35 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Negative residual value. This type of scheme is unlikely to come forward on this site. Low selling price of terraced properties reduces viability of the site. Site may be better developed with mainly semi-detached properties as this would provide a reasonable residual value.

SITE ID: 288

DESCRIPTION: Land to side of 46 Park Avenue, Nelson

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 170,578	2	£ 341,156	£ 908	90	£ 163,440
Detached	2 Storey	Estate	£ 350,738	1	£ 350,738	£ 837	125	£ 104,625
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 691,894	Base Build Costs	£ 268,065

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 268,065

Disposal fees (4% GDV) £ 27,676

Sub-total £ 295,741

Abnormal or extraordinary development costs

Total Development costs £ 295,741**GDV (carried forward)** £ 691,894**Residual land value for site** £ 396,153

Land finance @8% £ 31,692

Final residual £ 364,461

Site Area (Hectares) 0.06414

Residual value for 1 Hectare £ 5,682,273**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.06414 hectares**Post Code Sector: BB9 6****DENSITY:** 47 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Very good residual value for this small site. Good location for this type of development.

SITE ID:333

DESCRIPTION: Garages behind builders yard off Fleet Street, Nelson

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 49,874	13	£ 648,362	£ 956	70	£ 869,960
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 648,362	Base Build Costs	£ 869,960

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 869,960

Disposal fees (4% GDV) £ 25,934

Sub-total £ 895,894

Abnormal or extraordinary development costs

Total Development costs £ 895,894**GDV (carried forward)** £ 648,362**Residual land value for site** -£ 247,532

Land finance @8% -£ 19,803

Final residual -£ 227,730

Site Area (Hectares) 0.14

Residual value for 1 Hectare -£ 1,626,642**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.14 hectares**Post Code Sector: BB9 6****DENSITY:** 93 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Low selling price of terraces in this area makes it difficult to see how development sites for housing in this area will be attractive to the market. Large negative residual value.

SITE ID: 344

DESCRIPTION: Land adjacent to 85 Leeds Road, Nelson

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 49,016	3	£ 147,048	£ 956	70	£ 200,760
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 147,048	Base Build Costs	£ 200,760

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 200,760

Disposal fees (4% GDV) £ 5,882

Sub-total £ 206,642Abnormal or extraordinary
development costs**Total Development costs** £ 206,642**GDV (carried forward)** £ 147,048**Residual land value for site** -£ 59,594

Land finance @8% -£ 4,768

Final residual -£ 54,826

Site Area (Hectares) 0.05225

Residual value for 1 Hectare -£ 1,049,309**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.05225 hectares**Post Code Sector: BB9 9****DENSITY:** 57 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Negative residual value. Low selling price of terraces reduces viability prospect of site. Unlikely this site will come forward.

SITE ID:403

DESCRIPTION: Land to side of 15 Alexander St & 20 Thorne St, Nelson

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 76,929	9	£ 692,361	£ 956	70	£ 602,280
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 692,361	Base Build Costs	£ 602,280

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 602,280

Disposal fees (4% GDV) £ 27,694

Sub-total £ 629,974Abnormal or extraordinary
development costs**Total Development costs** £ 629,974**GDV (carried forward)** £ 692,361**Residual land value for site** £ 62,387

Land finance @8% £ 4,991

Final residual £ 57,396

Site Area (Hectares) 0.1726

Residual value for 1 Hectare £ 332,536**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.1726 hectares**Post Code Sector: BB9 8****DENSITY:** 52 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Low to modest residual value. The market in this area is predominately for terrace housing.

SITE ID:440

DESCRIPTION: Land to rear of 4 Wheatley Grove, Barrowford

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 76,929	4	£ 307,716	£ 956	70	£ 267,680
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 307,716	Base Build Costs	£ 267,680

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 267,680

Disposal fees (4% GDV) £ 12,309

Sub-total £ 279,989Abnormal or extraordinary
development costs**Total Development costs** £ 279,989**GDV (carried forward)** £ 307,716**Residual land value for site** £ 27,727

Land finance @8% £ 2,218

Final residual £ 25,509

Site Area (Hectares) 0.06234

Residual value for 1 Hectare £ 409,194**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.06234 hectares**Post Code Sector: BB9 8****DENSITY:** 64 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Low residual value. The market in this area is predominately for terrace housing. Site may come forward if land sold for a small sum.

SITE ID: 480

DESCRIPTION: Large piece of land behind Red Scar Works, Colne

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -		50	£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 88,991	27	£ 2,402,757	£ 956	70	£ 1,806,840
Semis	2 Storey	Estate	£ 136,675	30	£ 4,100,250	£ 908	90	£ 2,451,600
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 6,503,007	Base Build Costs	£ 4,258,440

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 4,258,440

Disposal fees (4% GDV) £ 260,120

Sub-total £ 4,518,560Abnormal or extraordinary
development costs**Total Development costs** £ 4,518,560**GDV (carried forward)** £ 6,503,007**Residual land value for site** £ 1,984,447

Land finance @8% £ 158,756

Final residual £ 1,825,691

Site Area (Hectares) 1.096

Residual value for 1 Hectare £ 1,665,776**3) DEVELOPMENT INFORMATION****SITE SIZE:** 1.096 hectares**Post Code Sector:** BB8 8**DENSITY:** 52 dph**AFFORDABLE HOUSING:** Po N/A**4) CONCLUSION ON ECONOMIC VIABILITY**

Site provides an extremely good residual value. Site should come forward.

SITE ID: 516

DESCRIPTION: Land off Calder Street, Colne

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 73,919	7	£ 517,433	£ 956	70	£ 468,440
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 517,433	Base Build Costs	£ 468,440

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 468,440

Disposal fees (4% GDV) £ 20,697

Sub-total £ 489,137

Abnormal or extraordinary development costs

Total Development costs £ 489,137**GDV (carried forward)** £ 517,433**Residual land value for site** £ 28,296

Land finance @8% £ 2,264

Final residual £ 26,032

Site Area (Hectares) 0.2084

Residual value for 1 Hectare £ 124,914**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.2084 hectares**Post Code Sector: BB8 0****DENSITY:** 34 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

(There is likely to be extraordinary developments costs added as this site has topographical issues. This would reduce the viability of the site further). Low residual value but positive. An increased density may increase the viability of the site.

SITE ID: 523

DESCRIPTION: Land at Bridge Street, Colne

Source of Supply: Intensification

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 88,991	1	£ 88,991	£ 956	70	£ 66,920
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 88,991	Base Build Costs	£ 66,920

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 66,920

Disposal fees (4% GDV) £ 3,560

Sub-total £ 70,480Abnormal or extraordinary
development costs**Total Development costs** £ 70,480**GDV (carried forward)** £ 88,991**Residual land value for site** £ 18,511

Land finance @8% £ 1,481

Final residual £ 17,030

Site Area (Hectares) 0.01157

Residual value for 1 Hectare £ 1,471,949**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.01157 hectares**Post Code Sector: BB8 8****DENSITY:** 86 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Low residual value. Site is possibly less likely to come forward.

SITE ID: 582

DESCRIPTION: Land at Junction of Crown Way & Vivary Way, Colne

Source of Supply: Car Park

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 82,072	17	£ 1,395,224	£ 956	70	£ 1,137,640
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 1,395,224	Base Build Costs	£ 1,137,640

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 1,137,640

Disposal fees (4% GDV) £ 55,809

Sub-total £ 1,193,449Abnormal or extraordinary
development costs**Total Development costs** £ 1,193,449**GDV (carried forward)** £ 1,395,224**Residual land value for site** £ 201,775

Land finance @8% £ 16,142

Final residual £ 185,633

Site Area (Hectares) 0.3417

Residual value for 1 Hectare £ 543,263**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.3417 hectares**Post Code Sector: BB8 9****DENSITY:** 50 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value. Site may come forward.

SITE ID: 688

DESCRIPTION: Land adjacent to Canal House, Foulridge Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 131,718	8	£ 1,053,744	£ 956	70	£ 535,360
Semis	2 Storey	Estate	£ 185,019	4	£ 740,076	£ 908	90	£ 326,880
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 1,793,820	Base Build Costs	£ 862,240

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 862,240

Disposal fees (4% GDV) £ 71,753

Sub-total £ 933,993Abnormal or extraordinary
development costs**Total Development costs** £ 933,993**GDV (carried forward)** £ 1,793,820**Residual land value for site** £ 859,827

Land finance @8% £ 68,786

Final residual £ 791,041

Site Area (Hectares) 0.3433

Residual value for 1 Hectare £ 2,304,227**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.3433 hectares**Post Code Sector:** BB8 7**DENSITY:** 35 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Site scheme should produce a good residual value and be sufficient to bring the site forward at this Foulridge location.

SITE ID: 727

DESCRIPTION: Land between 290 and 300 Wheatley Lane Road, Fence

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 221,397	2	£ 442,794	£ 908	90	£ 163,440
Detached	2 Storey	Estate	£ 285,085	1	£ 285,085	£ 837	125	£ 104,625
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 727,879	Base Build Costs	£ 268,065

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 268,065

Disposal fees (4% GDV) £ 29,115

Sub-total £ 297,180Abnormal or extraordinary
development costs**Total Development costs** £ 297,180**GDV (carried forward)** £ 727,879**Residual land value for site** £ 430,699

Land finance @8% £ 34,456

Final residual £ 396,243

Site Area (Hectares) 0.0679

Residual value for 1 Hectare £ 5,835,684**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.0679 hectares**Post Code Sector: BB12 9****DENSITY:** 44 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value. Site should come forward, however, other constraints such as access may inhibit the site's development.

SITE ID: 862

DESCRIPTION: Land off Sussex Street, Barnoldswick

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 98,965	3	£ 296,895	£ 956	70	£ 200,760
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 296,895	Base Build Costs	£ 200,760

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 200,760

Disposal fees (4% GDV) £ 11,876

Sub-total £ 212,636Abnormal or extraordinary
development costs**Total Development costs** £ 212,636**GDV (carried forward)** £ 296,895**Residual land value for site** £ 84,259

Land finance @8% £ 6,741

Final residual £ 77,518

Site Area (Hectares) 0.05434

Residual value for 1 Hectare £ 1,426,545**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.05434 hectares**Post Code Sector: BB18 5****DENSITY:** 55 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Modest residual value. Site may come forward.

SITE ID: 865

DESCRIPTION: Land at Wapping, Barnoldswick

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 98,965	21	£ 2,078,265	£ 956	70	£ 1,405,320
Semis	2 Storey	Estate	£ 145,510	8	£ 1,164,080	£ 908	90	£ 653,760
Detached	2 Storey	Estate	£ 210,000	9	£ 1,890,000	£ 837	125	£ 941,625
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 5,132,345	Base Build Costs	£ 3,000,705

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 3,000,705

Disposal fees (4% GDV) £ 205,294

Sub-total £ 3,205,999Abnormal or extraordinary
development costs**Total Development costs** £ 3,205,999**GDV (carried forward)** £ 5,132,345**Residual land value for site** £ 1,926,346

Land finance @8% £ 154,108

Final residual £ 1,772,239

Site Area (Hectares) 1.059

Residual value for 1 Hectare £ 1,673,502**3) DEVELOPMENT INFORMATION****SITE SIZE:** 1.059 hectares**Post Code Sector: BB18 5****DENSITY:** 36 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Very good residual value. Site should come forward.

SITE ID: 910

DESCRIPTION: Land between 4 and 6 Banks Hill, Barnoldswick

Source of Supply: Vacant not PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate			£ -			£ -
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev	£ 210,000	1	£ 210,000	£ 837	125	£ 104,625
					GDV =	£ 210,000	Base Build Costs	£ 104,625

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 104,625

Disposal fees (4% GDV) £ 8,400

Sub-total £ 113,025

Abnormal or extraordinary development costs

Total Development costs £ 113,025**GDV (carried forward)** £ 210,000**Residual land value for site** £ 96,975

Land finance @8% £ 7,758

Final residual £ 89,217

Site Area (Hectares) 0.08

Residual value for 1 Hectare £ 1,115,213**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.08 hectares**Post Code Sector:** BB18 5**DENSITY:** 13 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value. Site should come forward.

SITE ID: 927

DESCRIPTION: Land behind Westwood, Barnoldswick

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 150,511	4	£ 602,044	£ 908	90	£ 326,880
Detached	2 Storey	Estate	£ 235,305	5	£ 1,176,525	£ 837	125	£ 523,125
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 1,778,569	Base Build Costs	£ 850,005

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 850,005

Disposal fees (4% GDV) £ 71,143

Sub-total £ 921,148Abnormal or extraordinary
development costs**Total Development costs** £ 921,148**GDV (carried forward)** £ 1,778,569**Residual land value for site** £ 857,421

Land finance @8% £ 68,594

Final residual £ 788,828

Site Area (Hectares) 0.2358

Residual value for 1 Hectare £ 3,345,325**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.2358 hectares**Post Code Sector: BB18 6****DENSITY:** 38 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Very good residual value. Site should come forward.

SITE ID: 963

DESCRIPTION: Land at the end of Bright Terrace, Trawden

Source of Supply: Intensification

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 136,675	10	£ 1,366,750	£ 908	90	£ 817,200
Detached	2 Storey	Estate	£ 246,399	1	£ 246,399	£ 837	125	£ 104,625
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 1,613,149	Base Build Costs	£ 921,825

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 921,825

Disposal fees (4% GDV) £ 64,526

Sub-total £ 986,351Abnormal or extraordinary
development costs**Total Development costs** £ 986,351**GDV (carried forward)** £ 1,613,149**Residual land value for site** £ 626,798

Land finance @8% £ 50,144

Final residual £ 576,654

Site Area (Hectares) 0.3196

Residual value for 1 Hectare £ 1,804,300**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.3196 hectares**Post Code Sector: BB8 8****DENSITY:** 34 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Good residual value. Site should come forward.

SITE ID: 1032

DESCRIPTION: Haverholt Day Nursery

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a) Dwelling & Bedroom(s)	(b) Construction	(c) Build Type	(d) Selling price (£)	(e) Units no.)	(f) Dev values (£)	(g) Build Cost (£/m ²)	(h) Size (m2)	(i) Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate			£ -			£ -
Semis	2 Storey	Estate	£ 97,895	8	£ 783,160	£ 908	90	£ 653,760
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 783,160	Base Build Costs	£ 653,760

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 653,760

Disposal fees (4% GDV) £ 31,326

Sub-total £ 685,086Abnormal or extraordinary
development costs**Total Development costs** £ 685,086**GDV (carried forward)** £ 783,160**Residual land value for site** £ 98,074

Land finance @8% £ 7,846

Final residual £ 90,228

Site Area (Hectares) 0.2395

Residual value for 1 Hectare £ 376,734**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.2395 hectares**Post Code Sector: BB8 9****DENSITY:** 33 dph**4) CONCLUSION ON ECONOMIC VIABILITY**

Modest residual value. Site may come forward.

SITE ID: 1037

DESCRIPTION: Richard Street Nurseries, Brierfield

Source of Supply: PDL

1) INPUT VARIABLES: MARKET VALUES, COSTS AND DEVELOPMENT DETAILS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Dwelling & Bedroom(s)	Construction	Build Type	Selling price (£)	Units no.)	Dev values (£)	Build Cost (£/m ²)	Size (m2)	Build Costs
Flats	2 Storey	General			£ -			£ -
Flats	3 Storey	General			£ -			£ -
Flats over retail	3 Storey	General			£ -			£ -
Terraces/Town houses	2 Storey	Estate	£ 56,555	22	£ 1,244,210	£ 956	70	£ 1,472,240
Semis	2 Storey	Estate	£ 112,465	13	£ 1,462,045	£ 908	90	£ 1,062,360
Detached	2 Storey	Estate			£ -			£ -
Terraces/Town houses	2 Storey	"One-off" Dev			£ -			£ -
Semis	2 Storey	"One-off" Dev			£ -			£ -
Detached	2 Storey	"One-off" Dev			£ -			£ -
					GDV =	£ 2,706,255	Base Build Costs	£ 2,534,600

2) DEVELOPMENT APPRAISAL

Build costs (carried down) £ 2,534,600

Disposal fees (4% GDV) £ 108,250

Sub-total £ 2,642,850

Abnormal or extraordinary development costs

Total Development costs £ 2,642,850**GDV (carried forward)** £ 2,706,255**Residual land value for site** £ 63,405

Land finance @8% £ 5,072

Final residual £ 58,332

Site Area (Hectares) 0.9836

Residual value for 1 Hectare £ 59,305**3) DEVELOPMENT INFORMATION****SITE SIZE:** 0.9836 hectares**Post Code Sector:** BB9 5**DENSITY:** 36 dph**AFFORDABLE HOUSING:** P N/A**4) CONCLUSION ON ECONOMIC VIABILITY**

Low residual value. Terrace selling price in this area is low which reduces site viability. Residual value for the size of site is low. The right dwelling mix may increase the residual value but the market for different type of dwellings in this location would need to be assessed.

Appendix 14

Average House Price Data by Postcode Sector for 2006 and Building Cost Data

Pendle Strategic Housing Land Availability Assessment

Average House Price Data for 2006

Postcode Sector	Town	Period	Detached	No. of sales	Semi-detached	No. of sales	Terraced	No. of sales	Flat	No. of sales	Overall	No. of sales
BB8 0	Colne	Oct-Dec 06			147333	3	83137	43			87323	46
		Jul-Sep 06			150991	6	79257	41			88414	47
		Apr-Jun 06			119166	3	67495	53			70263	56
		Jan-Mar 06			100200	5	63223	49			66646	54
		2006			129781	17	73919	186			312646	203
BB8 7	Colne, Foulridge, Laneshaw Bridge	Oct-Dec 06	310812	8	161928	14	131402	21			174719	43
		Jul-Sep 06	328460	7	205055	9	144495	11			212376	27
		Apr-Jun 06	254571	7	216735	10	126242	14			184410	31
		Jan-Mar 06	266857	7	169181	11	125995	10			178176	28
		2006	290887	29	185019	44	131718	56			185680	129
BB8 8	Colne, Trawden	Oct-Dec 06	207666	3	138142	7	105257	25			120611	35
		Jul-Sep 06	0	0	185700	5	82336	21			102213	26
		Apr-Jun 06	212333	3	126750	18	91462	28			111825	49
		Jan-Mar 06	301000	4	125714	7	69226	17			116458	28
		2006	246399	10	136675	37	88991	91			113182	138
BB8 9	Colne	Oct-Dec 06			104798	5	82647	46			84818	51
		Jul-Sep 06	164252	4	78971	7	87626	46			91940	57
		Apr-Jun 06	292666	3	104007	7	80957	46	54218	43	83254	79
		Jan-Mar 06			107091	6	76446	41			80358	47
		2006	219287	7	97895	25	82072	179	54218	43	85129	234
BB9 0	Nelson, Brierfield	Oct-Dec 06	200949	21	133461	13	71686	60			109107	94
		Jul-Sep 06	181106	22	123166	21	74246	80			101711	123
		Apr-Jun 06	190844	23	116850	21	66945	70			101135	114
		Jan-Mar 06	175532	14	112215	21	56732	69			83927	104
		2006	188139	80	120156	76	67532	279			98906	435

Postcode Sector	Town	Period	Detached	No. of sales	Semi-detached	No. of sales	Terraced	No. of sales	Flat	No. of sales	Overall	No. of sales
BB9 5	Brierfield	Oct-Dec 06	124794	3	111783	12	64339	47			76446	62
		Jul-Sep 06			125730	13	63677	50			76481	63
		Apr-Jun 06	160375	4	115615	16	47819	42			72576	62
		Jan-Mar 06	137000	5	88611	9	48486	44			62342	58
		2006	141740	12	112465	50	56555	183			72137	245
BB9 6	Barrowford, Blacko, Roughlee	Oct-Dec 06	357857	7	164412	12	135493	8			205995	27
		Jul-Sep 06	396022	16	166300	5	118047	20			232409	41
		Apr-Jun 06	326079	12	171380	13	130040	11			210314	36
		Jan-Mar 06	290931	8	182714	7	131315	15	198333	3	187005	33
		2006	350738	43	170578	37	148805	46	198333	3	210461	137
BB9 7	Nelson	Oct-Dec 06			113171	7	48775	42			57974	49
		Jul-Sep 06					54221	57			54221	57
		Apr-Jun 06					53333	51			53333	51
		Jan-Mar 06					43466	59			43466	59
		2006			113171	7	49874	209			51925	216
BB9 8	Nelson, Barrowford	Oct-Dec 06			116000	8	89203	50	98980	5	93381	63
		Jul-Sep 06			96392	14	78296	53	98966	3	82801	70
		Apr-Jun 06			127838	13	75701	64	102116	12	86878	89
		Jan-Mar 06	269500	3	72341	6	63430	45	64483	3	75269	57
		2006	269500	3	106669	41	76929	212	96115	23	84952	279
BB9 9	Nelson	Oct-Dec 06			117325	6	55363	59			61082	65
		Jul-Sep 06			105904	11	50218	72			57598	83
		Apr-Jun 06			88993	8	46469	63			51260	71
		Jan-Mar 06			88642	7	44898	73			48725	80
		2006			100042	32	49016	267			54476	299
BB10 2	Brierfield (Reedley), Briercliffe	Oct-Dec 06	177431	16	153520	20	96734	23			137867	59
		Jul-Sep 06	201208	23	135595	42	87239	35			133761	100
		Apr-Jun 06	182052	16	141809	32	83361	34			125426	82
		Jan-Mar 06	184125	16	124738	25	76847	29			118471	70
		2006	187683	71	137998	119	85464	121			128901	311

Postcode Sector	Town	Period	Detached	No. of sales	Semi-detached	No. of sales	Terraced	No. of sales	Flat	No. of sales	Overall	No. of sales
BB12 9	Fence, Higham, Barley, Newchurch, Spen Brook	Oct-Dec 06	316166	6	255990	5	166400	5			250559	16
		Jul-Sep 06	270737	4	269500	4	148762	8			209440	16
		Apr-Jun 06	284607	7	175725	8	173428	7			209638	22
		Jan-Mar 06	243166	3		0	178075	6			199772	9
		2006	285085	20	221397	17	165559	26			218571	63
BB18 5	Barnoldswick, Salterforth	Oct-Dec 06	248600	5	159996	14	106202	58			125229	77
		Jul-Sep 06	194364	7	130545	11	98756	45			114929	63
		Apr-Jun 06	207250	6	143225	14	96880	53			114839	73
		Jan-Mar 06	187650	3	144890	10	91652	41			106844	54
		2006	210000	21	145510	49	98965	197			116240	267
BB18 6	Barnoldswick, Earby, Kelbrook, Sough	Oct-Dec 06	226866	19	178245	20	105682	56			145195	95
		Jul-Sep 06	268216	9	165785	7	96287	46			129090	62
		Apr-Jun 06	219080	5	118138	9	96274	37			112172	51
		Jan-Mar 06	229222	9	109375	9	86709	33			115858	51
		2006	235305	42	150511	45	97505	172			129060	259



BCIS House Building Costs

Base date: September 2007

External floor area: 125 m²

Type of property: Detached house

Age of property: 1980 to date

Regional Group: East Midlands, West Midlands, North West, Wales

Building cost from ABI table: £ 837 per m²

Rate multiplied by area: £ 104,625

Adjust for inflation from January 2007 to September 2007 : £ 3,694

Approximate building cost of house: £ 109,000

Addition for garage: £ 0

Addition for other items: £ 0

Total: £ 109,000



BCIS House Building Costs

Base date: September 2007

External floor area: 90 m²

Type of property: Semi-detached house

Age of property: 1980 to date

Regional Group: East Midlands, West Midlands, North West, Wales

Building cost from ABI table: £ 908 per m²

Rate multiplied by area: £ 81,720

Adjust for inflation from January 2007 to September 2007 : £ 2,886

Approximate building cost of house: £ 85,000

Addition for garage: £ 0

Addition for other items: £ 0

Total: £ 85,000



BCIS House Building Costs

Base date: September 2007

External floor area: 70 m²

Type of property: Terraced house

Age of property: 1980 to date

Regional Group: East Midlands, West Midlands, North West, Wales

Building cost from ABI table: £ 956 per m²

Rate multiplied by area: £ 66,920

Adjust for inflation from January 2007 to September 2007 : £ 2,363

Approximate building cost of house: £ 70,000

Addition for garage: £ 0

Addition for other items: £ 0

Total: £ 70,000

Appendix 15

Postcode sector viability summary table

Postcode sector viability summary table

Postcode sector	Type of development / property viable for development (based on house prices)	Property Type Demand	Area Attractiveness
BB8 0	Calculations show that the residual value for a development of terraces is low and even a mix of property types may only yield a marginal return.	Demand is mainly for terraces.	This area is moderately attractive with house prices for both semis and terraces just below average.
BB8 7	All three types of property (detached, semi and terrace) would perform well in this area providing good residual values.	Demand for all three types of property but terrace has the highest number.	This is an attractive market area with terraces, semis and detached properties all selling for well over the average prices for Pendle.
BB8 8	A mixed scheme of semis and terraces would yield a good residual value in this area.	Demand is mainly for terraces.	This is a reasonably attractive area with terraces, semis and detached properties all selling for around the average prices for Pendle
BB8 9	Calculations show that a development of terraces provides a modest to good residual value.	Demand is mainly for terraces.	This area is less attractive in terms of market viability. Semis sell below the average price for Pendle. Detached and terraces are just below the average selling price for Pendle.
BB9 0	Calculations show that a development of terrace properties will not perform well in this area due to the higher build costs. Calculations also show that a scheme comprising of a mix of housing types may still only yield a modest residual value.	High demand for terraces (reflecting existing stock)	This area is not very attractive in term of market viability. Prices for Detached and Terraces are well below the average prices for Pendle. Semis perform slightly better in this area.
BB9 5	Calculations show that a mix of detached and semi-detached housing would provide a reasonable residual value but there is unlikely to be a demand for this type of housing in this area.	High demand for terraces (reflecting existing stock)	This area is not very attractive in terms of market viability. Prices for Detached and Terraces are well below the average prices for Pendle.
BB9 6	Most standard schemes would perform well in this location.	Similar level demand for detached, semis and terraces in this location.	Selling prices for all three types of property perform well above the average selling prices for Pendle. This is a very attractive market location in Pendle.
BB9 7	Difficult to see any sort of scheme coming forward in the short term in this postcode sector area.	High demand for terraces (reflecting existing stock)	This is a very poorly performing area in terms of market attractiveness selling prices for terraces are well below the average for Pendle.
BB9 8	Calculations show that a development of terraces would provide a low but positive residual value. A mix scheme may perform slightly better but may depend on demand.	Demand is mainly for terraces.	This is a moderately attractive area with house prices for semis and terrace just below average for Pendle. Detached housing performs well but there is little demand.
BB9 9	Sites mainly produce negative land values. Difficult to see any type of development coming forward in this area in the short term.	High demand for terraces (reflecting existing stock)	This is the worst performing postcode sector and has a poor market attraction.

Postcode sector	Type of development / property viable for development (based on house prices)	Property Type Demand	Area Attractiveness
BB10 2	A mixed scheme of semis and detached dwellings produces a good residual land value.	Demand is for semis and terraces.	This area performs well for semi-detached housing and is a reasonably attractive market area.
BB12 9	Most standard schemes would perform well in this location.	Demand is level for detached, semis and terraces.	Extremely attractive area performs very well for all property types.
BB18 5	A mixed scheme of property types would perform well in this location.	Demand is mainly for terraces.	This area performs well for all types of property with semis and terraces above the average selling price for Pendle.
BB18 6	A mixed scheme of property types would perform well in this location.	Demand is mainly for terraces.	This area performs well for all types of property with semis and terraces above the average selling price for Pendle.

Achievability Scoring Results

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
925	Land behind 1-4 Applegarth	Applegarth	Barnoldswick	Intensification	0.067	29	2	5	5	5	15	Retain	Site in an area of high market attractiveness.
986	Land to the rear of Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	1.291	30	39	5	5	5	15	Retain	Site in an area of high market attractiveness and should yield a good residual value.
862	Land off Sussex Street	Sussex Street	Barnoldswick	PD vacant & derelict	0.023	37	1	5	5	5	15	Retain	Size may reduce viability. Scheme produces a modest residual value on the site.
865	Land at Wapping	Westgate	Barnoldswick	Vacant not PDL	1.059	36	38	5	5	5	15	Retain	Development scheme produces a very good residual value for this site. Site in an area of high market demand.
866	Land South of Mill Street	Mill Street	Barnoldswick	Vacant not PDL	0.1323	33	4	5	5	5	15	Retain	Site in an area of high market demand and should yield a good residual value.
881	Land behind Raikes Cottage	Rainhall Road	Barnoldswick	Vacant not PDL	0.6507	35	22	5	5	5	15	Retain	Site in a desirable location in Barnoldswick with a high market attractiveness.
908	Land behind the Ambulance Station	Brogden Lane	Barnoldswick	Vacant not PDL	0.09	22	2	5	5	5	15	Retain	Size of site and location may reduce viability. Site is in an area of high market attractiveness.
845	Land behind the Moorlands	Manchester Road	Barnoldswick	PD vacant & derelict	0.0988	39	4	5	5	5	15	Retain	Site in an area of high market demand. Site would yield a good residual value.
910	Land between 4 and 6 Banks Hill	Banks Hill	Barnoldswick	Vacant not PDL	0.08	12	1	5	5	5	15	Retain	The development of this site produces a good residual value. Site in an area of high market attractiveness.
1034	Works	Off Church Street	Barnoldswick	Commercial building	0.021	95	2	5	5	5	15	Retain	Conversion of the building would help to improve the area. This site is within an area of high market demand and a conversion would perform well.
1035	Land adjacent to 14 York Street	York Street	Barnoldswick	PD vacant & derelict	0.016	125	2	5	5	5	15	Retain	Although the site is small the area is reasonably in demand and the site could be viably developed.
927	Land behind Westwood	Pasture Close	Barnoldswick	PD vacant & derelict	0.2358	30	7	5	5	5	15	Retain	Very good residual value. Site in an area of high market attractiveness.
984	Fernbank Mill	Fernbank Avenue	Barnoldswick	Commercial building	2.43	30	73	5	5	5	15	Retain	Area of high market attractiveness. Site will yield a good residual value.
855	Former Reservoir	Park Hill	Barnoldswick	PD vacant & derelict	0.3719	35	13	5	5	5	15	Retain	Site in an area of generally high market demand.
995	Workshop premises at Bank Street		Barnoldswick	Intensification	0.0325	62	2	5	5	5	15	Retain	Site in an area of generally high market attractiveness.
909	Land to the East of Hazel Bank	Brogden Lane	Barnoldswick	Intensification	0.19	5	1	5	5	5	15	Retain	Site in an area of high market attractiveness.
571	Land off Francis Ave	Francis Avenue	Barrowford	Intensification	0.0931	39	4	5	5	5	15	Retain	Site in a high market demand area. Site could be developed for 4 townhouses and would yield a very good return. Site could be developed with site 575.
575	Land adjacent to 12 Francis Avenue	Francis Avenue	Barrowford	Intensification	0.0317	39	1	5	5	5	15	Retain	Good market location and would yield a good residual value. Could be developed with site 571.
569	Land between Maltkiln and 162 Gisburn Road	Gisburn Rd	Barrowford	PD vacant & derelict	0.037	108	4	5	5	5	15	Retain	This site is in an area of high market attractiveness.
563	Land to rear of 14 Church Street	Church Street	Barrowford	Vacant not PDL	0.849	30	25	5	5	5	15	Retain	This site is in an area of high market attractiveness. The development of this site would yield a good residual value.
560	Land at the end of Mint Avenue	Mint Avenue	Barrowford	PD vacant & derelict	0.0606	16	1	5	5	5	15	Retain	This site is in an area of high market attractiveness. The site could yield a reasonable residual value if developed individually. May achieve a better result if developed with site 559.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
559	Land to rear of Albert Mills	Appleby Drive	Barrowford	PD vacant & derelict	0.6066	27	16	5	5	5	15	Retain	Site in an area of high market attraction. The right mix of dwellings on this site would produce a good residual value.
554	Land to side of Halstead Farm	Halstead Farm	Barrowford	Intensification	0.0314	31	1	5	5	5	15	Retain	Size of site may reduce viability. Site in an area of high market attractiveness. A single dwelling on this plot may produce a reasonable residual value.
550	Land to side of 24 John Street	John Street	Barrowford	Intensification	0.0996	150	15	5	5	5	15	Retain	Topographical issues may increase build costs. Size of site may reduce viability. Site in a high market attractiveness area.
455	Land to side of 1 Rushton Street	Rushton Street	Barrowford	Vacant not PDL	0.0064	155	1	5	5	5	15	Remove	Site too small and isolated to be developed. Site should be retained as open space. Site is in an area of high market attractiveness. However a single small dwelling may not be viable.
453	Land at the end of Rushton St	Rushton Street	Barrowford	Vacant not PDL	0.1541	33	5	5	5	5	15	Retain	This site is in an area of high market attractiveness.
668	Land to side of 268 Gisburn Rd	Gisburn Road	Barrowford	Vacant not PDL	0.0871	11	1	5	5	5	15	Retain	Size of site may reduce viability. Site in an area of high market attractiveness and a single detached dwelling could make a decent return.
440	Land to rear of 4 Wheatley Grove	Dixon Street	Barrowford	Vacant not PDL	0.0623	64	4	5	3	5	13	Retain	Scheme of terraces (to fit in with surrounding development form) produces a low residual value. Longer term development possible. Site in an moderate market demand area.
426	Land to side of 16 Garnett Street	Garnett Street	Barrowford	Intensification	0.0065	153	1	5	3	5	13	Retain	Site in an area of moderate attractiveness. However site and type of development may reduce the viability.
442	Land to rear of 8 Deepdale Green	Deepdale Green	Barrowford	Vacant not PDL	0.0507	20	1	5	3	5	5	Retain	Site in an area of moderate demand. Site could only accommodate a single dwelling.
570	Land to side of Park Hill Farm	Off Gisburn Road	Barrowford	Car park	0.1781	36	6	5	5	5	5	Retain	This site is in a high market demand area and would yield a good residual value.
699	Land next to 416 Gisburn Rd	Gisburn Road	Blacko	Vacant not PDL	0.0271	37	1	5				Remove	
8	Land to side of 55 Sandway Drive	Sandway Drive	Briercliffe	Vacant not PDL	0.36	36	13	5	3	5	13	Retain	The site adjacent to this one has been successfully developed over the last two years. The viability calculation shows a good residual value at this site.
16	Land to rear of 3 & 5 Reedley Drive	Redman Road	Brierfield	Vacant not PDL	0.1019	20	2	5	3	5	13	Retain	Even developed at this low density the site provides a good residual value.
17	Land off Reedley Drive	Reedley Drive	Brierfield	Existing allocation	2.615	36	95	5	3	5	13	Retain	Site in an area of generally moderate market attractiveness. This specific area of Brierfield (Reedley) is popular and would produce a decent residual value.
118	Land between 29 & Brierfield House	Hardy Avenue	Brierfield	Intensification	0.1407	14	2	5	1	5	11	Retain	Site yields low but positive residual value. Low attractiveness of area reduces viability.
1021	Mansfield High School	Taylor Street	Brierfield	Intensification	1.536	28	43	5	1	5	11	Retain	Although the site is in an area of low market demand the site is large and could yield a good return if the right scheme was developed.
115	Land to rear of 38 Mansfield Crescent	Mansfield Crescent	Brierfield	PD vacant & derelict	0.2299	33	8	5	1	5	11	Retain	The viability of the site depends on the types of dwelling. Terraces do not perform well in this location. A development scheme of semi detached housing (similar to surrounding development form) provides a good residual value. Site may come forward although generally this area is not highly attractive.

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983	Land at Marsden Cottage	Higher Reedley Road	Brierfield	Intensification	0.208	35	7	5	1	5	11	Retain	Site in an area of low market demand. Although adjacent development has performed well. Site may produce a residual value.
1000	Land at Heather Close	Heather Close	Brierfield	Vacant not PDL	0.0884	11	1	5	1	5	11	Retain	Site in an area of low market demand. However, adjacent development has performed well.
1037	Richard Street Nurseries	Richard Street	Brierfield	PD vacant & derelict	0.9836	36	35	5	1	5	11	Retain	The viability of the site is dependent on the type and mix of dwellings. The market in this area is mainly for terraced properties, however these have a low selling price. Even a mix of dwelling types produces a low residual value for the size of the site.
81	Land in between 18 & 20 Hillsborough Ave	Hillsborough Avenue	Brierfield	Vacant not PDL	0.0491	20	1	5	1	5	11	Retain	Although the area in general has a low market attractiveness the surrounding estate performs well. The site can only accommodate one detached dwelling and this would produce a modest residual value on the site.
24	Large piece of land at Wood Clough Platts	Wood Clough Platts	Brierfield	Existing allocation	2.116	30	63	5	1	5	11	Retain	Although this type of development would not generally be in demand in this area the two surrounding new developments have been successful.
147	Land to rear of 11 Park View Close	Park View Close	Brierfield	Vacant not PDL	0.037	27	1	5	1	5	11	Retain	The site is located on a small, quiet estate. Small, positive residual value. Site will only come forward if land sold for a relatively small sum.
121	Land off Hollin Bank	Hollin Bank	Brierfield	Vacant not PDL	0.5297	36	19	1	1	5	7	Retain	Site did have planning permission for a 'drive through' restaurant. This permission has now expired. There may still be competing uses for the site. Site in an area of low market attractiveness. However, a development of semi detached housing similar to the adjacent site may yield a positive residual value.
131	Land in between 84 & 94 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0204	200	4	5	1	1	7	Retain	Location of the site may reduce the viability for development in the short term.
123	Land between 158 & 160 Colne Road	Colne Road	Brierfield	PD vacant & derelict	0.0188	53	1	5	1	1	7	Remove	The site could only accommodate one dwelling as is likely to be unviable.
127	Land off Glen Way	Glen Way	Brierfield	PD vacant & derelict	1.603	51	81	1	1	5	7	Retain	The site may face competition from industrial uses as this site may be more suited to industrial development. The potential contamination issue may increase build costs and reduce viability. The low market attractiveness of the area will reduce development potential in the immediate future.
133	Land to rear of Every St	Every Street	Brierfield	Intensification	0.0583	68	4	5	1	1	7	Remove	Location unviable.
11	Land off Brooden Drive	Brooden Drive	Brierfield	Intensification	0.0457	21	1	5	1	1	7	Remove	The site is a small and unusual shape and only 1 property could be developed. This may not be viable.
57	Land off Wood Street	Wood Street	Brierfield	Car park	0.0884	114	10	5	1	1	7	Retain	This site is unlikely to be viable in the short term and the market attractiveness of the area is low.
49	Land on Pickering Street	Pickering Street	Brierfield	Intensification	0.0147	68	1	5	1	1	7	Retain	This site is not in a prime residential location. The site fronts onto the back of shops and is surrounded by residential yards and small commercial premises. The site may be redeveloped as part of the Railway Street Neighbourhood AAP.

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66	Land to the rear of Garage/Restaurant on Burnley Rd	Burnley Road	Brierfield	PD vacant & derelict	0.4189	40	17	5	1	1	7	Retain	Low market attractiveness of the area reduces the viability of the site.
38	Former Stone Yard	Railway Street / King Street	Brierfield	PD vacant & derelict	1.593	72	70	5	1	5	5	Retain	The higher density development of this site would probably make the site viable.
1023	Car park off Junction Street	Junction Street	Brierfield	Car park	0.1253	36	5	5	1	5	5	Retain	Although the site is in an area of low market demand, the right development scheme may yield a marginal return.
70	Land at the side of 28 Sefton Street	Sefton Street	Brierfield	Vacant not PDL	0.4563	36	16	5	1	5	5	Retain	LCC and the school may have alternative uses for the site. Medium sized site which could accommodate a mix of housing, producing a small residual value.
44	Land on York Road	York Road	Brierfield	Intensification	0.0244	100	2	1	1	1	3	Retain	There have been previous applications on the site for an extension to the church hall. The site may be difficult to acquire. This small type of development in this location is not viable in the short term.
35	Land off Thomas St & Pendle Rd	Thomas Street	Brierfield	PD vacant & derelict	0.0607	50	3	1	1	1	3	Retain	The site is located adjacent to other employment uses and may be more suitable for industrial / employment purposes rather than residential. This small type of development in this location is not viable in the short term.
126	Land at Junction St & Hollin Mill Street	Junction Street	Brierfield	Car park	0.1192	41	5	1	1	1	3	Remove	The location of the site reduces the viability for residential development.
54	Land across from 19 Hartington St	Hartington Street	Brierfield	PD vacant & derelict	0.0598	50	3	1	1	1	3	Retain	Competing uses for the development of a mosque are likely to have diminished as a new site is under construction. There may be other competing uses for the site e.g. a car park. The viability/attractiveness of the area is low. Any residual value may be negative or marginal.
666	Land to side of 5 & 7 Middleton Drive	Middleton Drive	Colne	Vacant not PDL	0.2504	28	7	5	5	5	15	Retain	Site in a very desirable location. This is an area of high market attractiveness. Site would yield a very good return.
632	Land inbetween 271 & 273 Keighley Rd	Keighley Road	Colne	Vacant not PDL	0.178	11	2	5	5	5	15	Retain	Site achieves a modest to good residual value at this low density. Viability could be increased with a higher density development. However this may impact on the surrounding development form. This site is located in an are of high market attractiveness.
619	Land to side of 1 Sagar Fold	Sagar Fold	Colne	Vacant not PDL	0.0164	60	1	5	3	5	13	Retain	This site is in an area of moderate market demand. The site could yield one detached dwelling and achieve a modest residual value.
1041	Former Ecroyd Day Centre & Boulsworth Residential Home	Gib Field Road	Colne	PD vacant & derelict	1.175	36	42	5	3	5	13	Retain	The site would yield a very good residual value if developed.
475	Land to side of 90 Burnley Road	Burnley Road	Colne	Vacant not PDL	0.0321	130	4	5	3	5	13	Retain	Location of the site and type of housing which could be developed there may reduce viability. Site is in an area of moderate market attractiveness.
612	Land at Carry Lane	Carry Lane	Colne	PD vacant & derelict	0.0857	50	4	5	3	5	13	Retain	Site is in a area of moderate market attractiveness and may yield a reasonable residual value.

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480	Large piece of land behind Red Scar Works	Cliff Street	Colne	Vacant not PDL	1.096	52	57	5	3	5	13	Retain	A mix of housing would provide a viable option for the site. With the right mix the site provides a good residual value. The site is in a area of moderate market attractiveness.
397	Land to side of 30 Gibfield Road	Gibfield Road	Colne	Vacant not PDL	0.0374	80	3	5	3	5	13	Retain	Size of site may reduce viability. Site also adjacent to the entrance to the training centre. Site in an area of moderate market attractiveness.
981	Land at the bottom of Midgley Street	Midgley Street	Colne	Vacant not PDL	0.013	76	1	5	3	5	13	Remove	Site would only yield one dwelling and would be isolated from the two adjacent blocks of terraces.
486	Former Cement Works	Knotts Lane	Colne	Existing allocation	0.2876	35	10	5	3	5	13	Retain	Site would yield a good residual value and is in an area of moderate market attractiveness.
510	Land behind the Playground	Atkinson Street	Colne	Vacant not PDL	0.1713	40	7	5	3	5	13	Retain	Site is in an area of moderate market attractiveness. The site may come forward in the longer term.
519	Land at Cross Hagg Street	Cross Hagg Street	Colne	Vacant not PDL	0.0525	114	6	5	3	5	13	Retain	The site is in an area of moderate market attractiveness.
527	Land to side of 2 Hawley Street	Hawley Street	Colne	Car park	0.0376	100	4	5	3	5	13	Retain	Site is in an area of moderate market viability. The site will produce a residual value if the right scheme is developed on the site.
523	Land to side of 3 Laithe St	Laithe Street	Colne	Intensification	0.0116	86	1	5	3	5	13	Retain	Size and location of site may reduce viability. Site produces a low but positive residual value restricting when the site may come forward. Site in an area of moderate market viability.
482	Large piece of Land to rear of 16 Knotts Drive	Knotts Drive	Colne	Existing allocation	5.14	30	154	5	3	5	13	Retain	A mix of house types would provide a viable development on this site. The adjacent development has done well and the site is in an area of medium market attractiveness. There are likely to be micro markets operating in this area and the interest of house builders in this site suggests that a development would be achievable.
470	Land to side of 19 Briercliffe Ave	Briercliffe Avenue	Colne	PD vacant & derelict	0.1106	27	3	5	3	5	13	Retain	This site is in an area of medium market attractiveness. A development of semi-detached dwellings similar to those existing may produce a residual value.
385	Gib Hill	Gibfield Road	Colne	Existing allocation	12.01	36	216	5	3	5	13	Retain	A well designed scheme with a mix of house types would be viable on the site. Site in an area of medium market attractiveness.
987	Land to the rear of 6 Claremont Street		Colne	Intensification	0.0267	37	1	5	3	5	13	Retain	Site in an area of moderate market attractiveness. A single detached dwelling may produce a modest residual value.
1020	40 Oak Street	Oak Street	Colne	Commercial building	0.0071	140	1	5	3	5	13	Retain	Site in an area of medium market demand. Conversion costs would be minimal leading to a reasonable return.
529	Land to side of 64 Knotts Lane	Knotts Lane	Colne	Vacant not PDL	0.0773	50	4	5	3	5	13	Retain	This site is in an area of moderate market attractiveness. The right development scheme could yield a residual value.
1019	26-28 Blucher Street	Blucher Street	Colne	Commercial building	0.0124	161	2	5	3	5	13	Retain	Site in an area of medium market demand. Conversion costs would be minimal leading to a reasonable return.
522	Land to rear of 75 Green Rd	Green Rd	Colne	Intensification	0.0145	69	1	5	3	5	13	Retain	Single terrace property. Location and size may reduce viability. Site is in an area of moderate market viability.
463	Land to side of 24 Gibfield Rd	Gibfield Road	Colne	Vacant not PDL	0.0155	64	1	5	3	5	13	Retain	Size of site may reduce development viability. The site is also directly adjacent to the entrance to a training centre. Site is in an area of moderate market attractiveness.

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636	Land at Allison Gr	Allison Grove	Colne	Vacant not PDL	0.1466	33	5	5	3	5	13	Retain	Site in an area with moderate market attractiveness. Site would need to be developed similarly to the surrounding area with semis. The site may yield a marginal return.
1012	Glenroy Offices		Colne	Commercial building	0.0616	32	2	5	1	5	11	Retain	Site in an area of low market attractiveness. Marginal return possible.
1028	Garage site off Hargreaves Street	Hargreaves Street	Colne	Intensification	0.1338	35	5	5	1	5	11	Retain	Site in an area of generally low demand. The right type of development could see the site coming forward.
661	Land to rear of 59 Birtwistle Ave	Birtwistle Avenue	Colne	Intensification	0.1177	35	4	5	1	5	11	Retain	Site is in an area of low market demand, however the right type of development may yield a marginal return in the medium period.
1032	Haverholt Day Nursery	Haverholt Close	Colne	PD vacant & derelict	0.2395	35	8	5	1	5	11	Retain	Site produces a modest residual value.
657	Land to side of 1 Belgrave Road	Belgrave Rd	Colne	Vacant not PDL	0.0245	81	2	5	1	5	11	Remove	Site in an area of low market demand.
645	Land to rear of Langroyd Rd	Langroyd Road	Colne	Vacant not PDL	0.014	70	1	5	1	5	11	Retain	Site is small and may reduce viability. Site is also in an area of low market demand. A similar development to existing may be suitable.
639	Land to side of 47 Townley Street	Townley Street	Colne	Vacant not PDL	0.0295	135	4	5	1	5	11	Retain	Although in an area of low market demand this site could be developed to yield 4 townhouses with a marginal return.
1010	Land adjacent to 21 Crabtree Street	Shaw Street	Colne	Intensification	0.0185	54	1	5	3	1	9	Remove	Small site could only accommodate one dwelling. Unlikely to be viable considering market attractiveness and topographical constraints.
477	Land behind 58 Burnley Road	Burnley Road	Colne	Car park	0.1437	50	7	1	3	5	9	Remove	The site is in a poor location for residential development. Although the general area has a moderate market demand. The site fronts onto the backs of existing terraces and between two industrial uses. The viability / attractiveness of the site would be reduced.
623	Land to rear of Clarence Street	Clarence Street	Colne	PD vacant & derelict	0.0899	69	6	1	3	5	9	Remove	May be better expansion land for the works/builder yard. Site in an area of moderate market attractiveness.
476	Land across from the Garage on New Street	New Street	Colne	PD vacant & derelict	0.0537	67	2	1	3	5	9		Site more suitable for industrial use. Site in an area of moderate market attractiveness.
516	Land off Calder Street	Calder Street	Colne	Vacant not PDL	0.2084	33	7	5	3	1	9	Retain	Topographical issues will increase build costs and limit the number of dwellings which can be developed on site. The site is also only in an area of moderate market attractiveness. Therefore the viability of the site will be reduced.
474	Land to rear of 136 Burnley Road	Burnley Road	Colne	Intensification	0.502	36	18	1	3	5	9	Retain	This site is in an area of moderate market attractiveness. With the right development scheme a modest residual value could be achieved.
1004	Land to the north of Shaw Street	Shaw Street	Colne	Vacant not PDL	1.155	69	24	5	3	1	9	Remove	Topographical constraints would increase the build costs of the site, possibly making it unviable.
652	Land to side of 3 Carr Road	Carr Road	Colne	Vacant not PDL	0.0156	64	1	5	1	1	7	Remove	Site too small and in an area of low market demand.
542	Land off Whitewalls Drive	Whitewalls Drive	Colne	Vacant not PDL	2.739	30	82	1	1	5	7	Retain	Site may have competing uses. Permission granted for a hotel (although now expired). This site is in an area of low market demand, although this particular location could be slightly more attractive if the right type of scheme was developed.

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602	Land to side of 16 Salisbury St	Salisbury Street	Colne	Intensification	0.0103	96	1	5	1	5	7	Retain	Size of site and location may reduce the viability of the site. Site in a poor market demand area.
582	Land at Junction of Crown Way & Vivary Way	Crown Way	Colne	Car park	0.3417	50	17	1	1	5	7	Retain	With the right scheme the site produces a good residual value. Although it is possibly a poor location for residential development in terms of the surrounding uses and may be better developed for employment purposes. Site also in a low market demand area.
578	Land in between 19 & 21 Priestfield Ave	Priestfield Avenue	Colne	Vacant not PDL	0.0203	49	1	5	1	1	7	Retain	Site in an area of low market attractiveness. Site would only yield one dwelling which may not be viable in this location.
618	Land on Primrose Hill	Primrose Hill	Colne	Intensification	0.0352	85	3	5	3	5	5	Retain	This site would yield 3 dwellings with a reasonable residual value. This area has a moderate market demand.
1036	Railway sidings	Knotts Lane	Colne	Existing allocation	2.747	36	97	5	3	5	5	Retain	Site in an area of moderate housing demand. The adjacent development has performed well and this site could yield a reasonable return. There is likely to be micro markets operating in this area and the interest of house builders in this site suggests that the site achievable and could yield a decent return.
505	Land off Hartleys Terrace	Hartleys Terrace	Colne	Vacant not PDL	0.2645	33	9	5	3	5	5	Retain	A mix of dwellings would produce a good residual value. Site in an area of moderate market attractiveness.
1013	Judge Fields		Colne	Vacant not PDL	0.183	35	6	5					
1024	Applegarth Works	Hartley Street	Earby	Commercial building	0.0273	36	1	5	5	5	15	Retain	Site suitable for conversion. Site in a good market location.
833	Land off Red Lion Street	Red Lion Street	Earby	Car park	0.0315	126	4	5	5	5	15	Retain	Site in an area of high market attractiveness. The development of this site would yield a good residual value.
797	Land at the corner of Kenilworth Drive	Kenilworth Drive	Earby	Vacant not PDL	0.0145	69	1	5	5	5	15		The site is an awkward shape to develop and is small. General area is an attractive market location.
809	Land adjacent to 48a Longroyd Road	Longroyd Road	Earby	Vacant not PDL	0.4127	33	14	5	5	5	15	Remove	Site in an area of generally high market demand.
811	Land behind 26-28 Barnwood Road	Barnwood Road	Earby	Vacant not PDL	0.0864	23	2	5	5	5	15	Retain	Site in an area of high market demand. Development would yield a good residual value.
816	Garages off New Road	New Road	Earby	Intensification	0.6334	56	35	5	5	5	15	Retain	Site in an area of generally high market attractiveness.
805	Land adjacent to the Cricket Pavillion	Hartley Street	Earby	Intensification	0.0407	98	4	5	5	5	15	Retain	Site in an area of generally high market demand.
836	Land between School Fields and Old Lane	Old Lane	Earby	Vacant not PDL	0.5337	33	18	1	5	5	11	Retain	Site in an area of general high market demand.
832	Land to the South of the Bungalow	Croft Street/Nook Croft	Earby	Vacant not PDL	0.0596	50	3					Remove	
741	Land adjacent to 28 Old Laund Street	Old Laund Street	Fence and Wheatley Lane	Car park	0.0173	57	1	5	5	5	15	Remove	Size of site and location would mean the single dwelling would be isolated from the rest of the terrace block.
727	Land between 290 and 300 Wheatley Lane Road	Wheatley Lane Road	Fence and Wheatley Lane	Vacant not PDL	0.0679	39	3	5	5	5	15	Retain	Good residual value. However other constraints may inhibit the site's development. Site in an area of high market attractiveness.
695	Land behind the Works	Station Road	Foulridge	Vacant not PDL	0.234	35	8	5	5	5	15	Retain	This site is in an area of high market attractiveness and could yield a good return.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
678	Land adjacent to 10 Skipton Road	Skipton Road	Foulridge	Intensification	0.027	73	2	5	5	5	15	Retain	This site is quite small and this may reduce the viability. However the site is located in an area of high market demand.
677	Garages at the end of Burwains Avenue	Burwains Avenue	Foulridge	Intensification	0.0856	39	4	5	5	5	15	Retain	The site is located in an area of high market attractiveness.
688	Land adjacent to Canal House	Warehouse Lane	Foulridge	Vacant not PDL	0.3433	36	12	5	5	5	15	Retain	A good residual value for the site can be achieved with the right mix and types of dwelling.
767	Land off Barkerfield Close	Barkerfield Close	Higham	Intensification	0.129	16	2	5	5	5	15	Retain	Development of the site would round off the existing estate development. The site is located in an area of high market demand. A similar type of housing to the existing form would yield a good residual value.
790	Land off Colne Road	Colne Road	Kelbrook	PD vacant & derelict	0.0903	39	4	5	5	5	15	Remove	High market location.
775	Land between 422-428 Colne Road	Colne Road	Kelbrook	Vacant not PDL	0.0404	49	2	5	5	5	15	Retain	This site is located in a high market demand area.
785	Land behind the Bungalow	Harden Road	Kelbrook	Vacant not PDL	0.1008	19	2	5	5	5	15	Remove	The site is located in a high market demand location.
945	Land adjacent to 7 Carrier's Row	Carrier's Row	Laneshawbridge	Vacant not PDL	0.0603	66	4	5	5	5	15	Retain	Site in an area of high market attractiveness.
282	Land on Willow Close	Willow Close	Nelson	Intensification	0.0393	25	1	5	5	5	15	Retain	Site can only accommodate one dwelling - this may reduce the viability of the site. Good location though.
287	Land to rear of 1 Carr Hall Road	Carr Hall Road	Nelson	Intensification	0.0332	30	1	5	5	5	15	Retain	Site in an area of high market attractiveness and could come forward in the short term.
288	Land to side of 46 Park Avenue	Park Avenue	Nelson	PD vacant & derelict	0.0641	39	3	5	5	5	15	Retain	Development scheme provides a good residual value on this small site. Site in an area of high market attractiveness.
289	Land to side of 1 Parrock Road	Parrock Road	Nelson	Vacant not PDL	0.0568	18	1	5	5	5	15	Retain	Awkward location may reduce viability, plus small site only suitable for one dwelling. Although site is an area of high market attractiveness.
1031	Former playground off Rakeshouse Road	Rakeshouse Road	Nelson	PD vacant & derelict	0.0739	48	6	5	3	5	13	Retain	Site in an area of moderate housing demand. The site could come forward in the short term.
420	Land adjacent to 163 Reedyford Road	Reedyford Road	Nelson	Vacant not PDL	0.0505	20	1	5	3	5	13	Retain	This site is in an area of moderate market attractiveness. The development of a single detached dwelling may produce a modest residual value.
386	Land adjacent to the Community Centre	Marsden Hall Road North	Nelson	Vacant not PDL	0.0779	50	4	5	3	5	13	Retain	Site in an area of moderate market attractiveness. Site will be more viable if developed with Site 385.
413	Land at the end of Bevan Place	Bevan Place	Nelson	Intensification	0.1602	30	5	5	3	5	13	Retain	A similar type of development to the existing urban form would produce a modest residual value, The site is in an area of moderate market attractiveness.
388	Land behind Ruston Close	Rushton Close	Nelson	Vacant not PDL	0.2519	30	7	5	3	5	13	Retain	Site in an area of moderate market attractiveness. Site would be more viable if developed in conjunction with site 385.
403	Land to side of 15 Alexander St & 20 Thorne St	Alexander Street	Nelson	PD vacant & derelict	0.1726	50	9	5	3	5	13	Retain	Location of the site may reduce viability in the short term. Scheme produces a low to modest residual value on the site. Market in this area is predominately for terraced housing. Site in an area of moderate market attractiveness.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
358	Land adjacent to 16 Raven Street	Raven Street	Nelson	Intensification	0.0235	85	2	5	3	5	13	Retain	Site in an area of moderate market attractiveness. Size of site will limit the viability.
359	Land adjacent to 19 Raven Street	Raven Street	Nelson	Intensification	0.0132	75	1	5	3	5	13	Retain	Site in an area of moderate market attractiveness but size of site and type of development will reduce viability.
361	Land adjacent to 26 Poplar Street	Poplar Street	Nelson	Intensification	0.0173	115	2	5	3	5	13	Retain	Location and size of site may reduce viability. Site in an area of medium market attractiveness.
365	Land adjacent to 40 Fulham Street	Fulham Street	Nelson	Intensification	0.0087	115	1	5	3	5	13	Retain	Size and location of the site may reduce viability. Site in an area of medium market attractiveness.
366	Land adjacent to 39 Fulham Street	Fulham Street	Nelson	Intensification	0.0169	118	2	5	3	5	13	Retain	Site is in an area of moderate market attractiveness. The size of the site and the type of housing in that location will reduce the viability.
394	Land off Sansbury Crescent	Sansbury Crescent	Nelson	Vacant not PDL	0.2512	35	9	5	3	5	13	Retain	This site is in an area of moderate market attractiveness. A small mix of housing types may produce a modest residual value.
387	Land behind 51-71 Oxford Road	Oxford Road	Nelson	Vacant not PDL	0.3067	32	10	5	3	5	13	Retain	Site is in an area of moderate market attractiveness. Site may be more viable if developed with Site 385.
1033	Garage site off Juno Street	Juno Street	Nelson	Intensification	0.2331	40	9	5	3	5	13	Retain	Site is quite narrow which may restrict development. Site in an area of moderate market demand.
389	Garage site	Off Liddlesdale Road	Nelson	Intensification	0.0575	52	3	5	3	5	13	Retain	This site is in an area of moderate market attractiveness.
199	Former James Nelson's Sports Ground	Priory Chase	Nelson	Existing allocation	1.81	36	65	5	1	5	11	Retain	Although the general attractiveness of this area is low, a similar development to the Trent Road or Priory Chase estates may yield a residual value as these developments have performed well.
220	Land between Bamford St & Tweed St	Bamford Street & Tweed Street	Nelson	Vacant not PDL	0.2019	35	7	5	1	5	11	Retain	Recent development adjacent to site has done well. A mix of house types may provide a viable development although the site is located in an area of low market attractiveness.
216	Land to rear of the Vicarage Coleman st	Coleman Street	Nelson	Vacant not PDL	0.1005	39	4	5	1	5	11	Retain	This site is in an area of low market attractiveness. However this site is slightly isolated from the main area and could possibly yield a modest residual value.
205	Land adjacent to Further Clough Head	Marsden Hall Road South	Nelson	Existing allocation	1.564	30	45	5	1	5	11	Retain	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.
224	Land to side of 15 Clough Road	Clough Road	Nelson	Vacant not PDL	0.0502	40	2	5	1	5	11	Retain	Site may yield a modest residual value.
84	Land below allotments at the end of Southfield Street	Southfield Street	Nelson	Vacant not PDL	2.277	36	82	5	1	5	11	Retain	The site may yield a modest residual value, although attractiveness of the area in general is low.
203	Land to the North of Allotments	Southfield Street	Nelson	Vacant not PDL	2.125	30	64	5	1	5	11	Retain	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.
191	Land off Wenning Street	Wenning Street	Nelson	PD vacant & derelict	0.6932	35	24	5	1	5	11	Retain	A mix of dwelling types will yield a positive residual value.
86	Land at the end of Southfield Street	Southfield Street	Nelson	Vacant not PDL	1.062	36	38	5	1	5	11	Retain	The site may yield a modest residual value, although attractiveness of the area in general is low.
157	Land to rear of 1 Hargreaves Street	Hargreaves Street	Nelson	Intensification	0.0321	31	1	5	1	5	11	Retain	A single detached dwelling would produce a low but positive residual value.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
204	Land at Further Clough Head	Marsden Hall Road South	Nelson	Existing allocation	1.693	30	48	5	1	5	11	Retain	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.
1039	Reedyford Mill	Pendle Street	Nelson	Commercial building	2.488	51	126	5	1	5	11	Retain	Although the site is in a poor market demand area a suitable scheme could yield a residual value on this large site.
279	Land to side of Victory Park	Victory Park	Nelson	PD vacant & derelict	0.0999	30	3	1	5	5	11	Remove	Site in an area of high market attractiveness.
433	Land off Barrowford Road	Barrowford Road	Nelson	PD vacant & derelict	1.069	30	32	1	5	5	11	Retain	Competing uses for employment. Site in an area of high market attractiveness. A mix of dwelling types would yield a good residual value.
1030	Land off Hibson Road / Cobden Street	Hibson Road	Nelson	PD vacant & derelict	0.1977	40	8	5	1	5	11	Retain	Site in an area of generally low demand. The right type of development could bring the site forward.
1015	Williams Hall	Barkerhouse Road	Nelson	Intensification	0.0884	34	3	5	1	5	11	Retain	The site is located in an area of low market attractiveness. However the site could come forward in the shorter term if the right scheme was developed.
1014	Robert Street Garage Site	Robert Street	Nelson	Intensification	0.2205	33	7	5	1	5	11	Retain	Site in an area of low market attractiveness. Site may come forward in the medium term.
1003	Riverside Mill	Charles Street	Nelson	PD vacant & derelict	2.9	36	104	5	1	5	11	Retain	The site is in an area of low market attractiveness.
989	Land to the rear of Southfield Street		Nelson	PD vacant & derelict	0.2678	35	9	5	1	5	11	Retain	Site in a poor market area but nearby new developments have performed well. If the site is developed with Site 191 a decent residual value could be achieved.
357	Land opposite Holy Saviour's Church	Bradley Hall Road	Nelson	PD vacant & derelict	0.3817	50	19	1	3	5	9	Retain	Site may lend itself to be developed for employment purposes as well as housing. Site in an area of moderate market attractiveness.
151	Land to the SW of Allotments east of M65	Off Churchill Way	Nelson	Vacant not PDL	0.6812	35	24	5	1	1	7	Remove	Low viability area.
99	Land at Hulton Drive	Hulton Drive	Nelson	Vacant not PDL	0.8027	35	28	1	1	5	7	Retain	Site has planning permission for a care home. However this is yet to be implemented. Site could still come forward for housing. The attractiveness of the area in general is low, but this particular location is likely to perform better and may produce a modest residual value.
152	Land to side Glanravan	Off Churchill Way	Nelson	Vacant not PDL	0.5619	30	17	5	1	1	7	Remove	Site may become more viable in the longer term.
344	Land adjacent to 85 Leeds Road	Leeds Road	Nelson	Car park	0.0523	50	3	5	1	1	7	Retain	Location of site may reduce viability. Low selling price of terraces makes the site unviable. Market at this location only for terrace properties. Site in an area of low market attractiveness.
149	Land to rear of Churchill Way	Churchill Way	Nelson	Vacant not PDL	0.7018	72	50	5	1	1	7	Retain	Canal side location may boost achievability, however poor market attractiveness of area and type of development make site unviable in the short term.
231	Land to side of 69 Larch Street	Larch Street	Nelson	Intensification	0.0102	98	1	5	1	1	7	Retain	Location and size of site may reduce the viability of the site. Site in an area of low market attractiveness.
312	Land to side of 35 Burns Street	Burns Street	Nelson	PD vacant & derelict	0.0057	174	1	5	1	1	7	Retain	Location and size of site reduce viability. Site in an area of low market attractiveness.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
313	Land to side of 3 Burns Street	Burns Street	Nelson	Intensification	0.013	153	2	5	1	1	7	Retain	Location and size of site may reduce the viability. Site in an area of low market attractiveness.
323	Land adjacent to 80 Every Street	Every Street	Nelson	Intensification	0.0126	79	1	5	1	1	7	Retain	Location likely to reduce viability of the site. Site in an area of low market attractiveness.
150	Land to east of M65	Off Churchill Way	Nelson	Vacant not PDL	0.4099	33	14	5	1	1	7	Remove	Low selling prices, poor market attractiveness. Site unviable.
350	Former car park off Cumberland Street	Cumberland Street	Nelson	Car park	0.0168	119	2	5	1	1	7	Retain	Proposal for a community centre refused. Possible competing uses. Site in an area of low market attractiveness.
116	Land to side of Brierfield House	Hardy Avenue	Nelson	Vacant not PDL	0.2684	35	9	5	1	1	7	Remove	The location of the site and the additional build costs due to the topography make this site unviable.
167	Land at High Street	High Street	Nelson	Car park	0.0898	75	7	5	1	1	7	Retain	Site did have planning permission for an eye clinic, however this has now expired. Site is in a low market attractiveness area.
104	Land to rear of 213 Hibson Road	Hibson Road	Nelson	Intensification	0.0527	38	2	5	1	1	7	Retain	Small size of site and low attractiveness of the area make this site unviable in the short term.
148	Land to rear of 20 Park View Close	Park View Close	Nelson	Vacant not PDL	0.0734	35	3	5	1	1	7	Remove	Location of the site may reduce the viability. Low market attractiveness.
94	Garages behind 270-286 Railway Street	Railway Street	Nelson	Intensification	0.245	36	9	5	1	1	7	Retain	Market attractiveness in this area is low. The type of development on this site would not be viable in the short term.
85	Triangle of land below allotments	End of Southfield Street	Nelson	Intensification	0.1441	14	2	5	1	1	7	Remove	Small size of site and poor location reduces the viability of this site.
414	Land to rear 75 Reedyford Road	Reedyford Road	Nelson	PD vacant & derelict	0.0797	50	4	5	1	1	7	Retain	Work on the Bradley AAP may increase the viability of this site This site is in an area of low market attractiveness. The site may need to be developed as HA housing.
1002	Site between 27 and 29 Highgate	Highgate	Nelson	Vacant not PDL	0.5573	35	8	5	1	1	7	Remove	Topographical issues will increase build costs. Site in an area of low market attractiveness and will likely be unviable.
105	Land to the side of 19 Delph Mount	Delph Mount	Nelson	Intensification	0.0407	24	1	5	1	1	7		The site is small and could only accommodate one dwelling. This may affect the viability of developing the site. Site in an area of poor attractiveness.
300	Land to side of 70 Buccleuch Road	Buccleuch Road	Nelson	Intensification	0.0251	40	1	5	1	1	7	Retain	Location and size of site may reduce viability. Site in an area of low market attractiveness.
233	Land to side of 25 Pine Street	Pine Street	Nelson	Intensification	0.0097	102	1	5	1	1	7	Retain	Size and location of site may reduce viability. Site is in an area of low market attractiveness.
223	Land to side of 2 Marsden Hall Road	Marsden Hall Road	Nelson	Vacant not PDL	0.3812	36	14	5	1	1	7	Remove	Site in an area of low market attractiveness, although the adjacent new developments have performed well.
222	Land to the side of 9 Marsden Place	Marsden Place	Nelson	Vacant not PDL	0.1689	30	5	5	1	1	7	Remove	Site in an area of low market attractiveness, although the adjacent new developments have performed well.
237	Land to side of 24 Branch Street	Branch Street	Nelson	Intensification	0.0187	160	3	5	1	1	7	Retain	Location of the site may reduce viability. Site in an area of low market attractiveness.
217	Land oppposite 1 & 3 Fry Street	Fry Street	Nelson	PD vacant & derelict	0.424	36	15	5	1	1	7	Retain	Development scheme for the site is unviable due to low selling price of terraces in this location. Site could be developed with a scheme of mainly semi-detached housing, however, the market for this type of housing in this location is uncertain.
213	Land to rear of 12 Marsden Hall Rd	Marsden Hall Road	Nelson	Intensification	0.1355	69	9	5	1	1	7	Retain	This site is in an area of low market attractiveness and the residual land value is likely to be low or negative.
211	Land to rear of 64 Rowland Ave	Rowland Avenue	Nelson	Vacant not PDL	0.0746	50	4	5	1	1	7	Retain	This site is in an area of low market attractiveness. Development may be unviable in the short term.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
210	Land to rear of 30 Hazelwood Road	Hazelwood Road	Nelson	Vacant not PDL	0.0974	50	5	5	1	1	7	Retain	This site is in an area of low market attractiveness. Development may be unviable in the short term.
146	Land to side of 190 Colne Rd	Colne Road	Nelson	Intensification	0.0465	42	2	5	1	1	7	Retain	Location of the site may reduce the development viability. The small size of the site reduces the viability in the short term.
207	Large piece of land at the end of Trent Road	Trent Road	Nelson	Vacant not PDL	0.7489	35	15	5	1	1	7	Retain	Suitability problems may increase build costs and reduce the viability of the site.
173	Land to side of 23 Duerden St	Duerden Street	Nelson	Intensification	0.0155	129	2	5	1	1	7	Retain	Location of site may reduce development viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.
202	Land to the rear of Ash Tree Grove	Ash Tree Grove	Nelson	Intensification	0.103	35	4	5	1	1	7	Retain	The site is reasonably small and may reduce the viability of the development.
201	Land to the side of 52 Wickworth Street	Wickworth Street	Nelson	Intensification	0.2591	35	9	5	1	1	7	Retain	Small size of the development would not be viable in the short term as the general area has a low market attractiveness.
307	Land to side of 82 Pendle Street	Pendle Street	Nelson	Intensification	0.0087	114	1	5	1	1	7	Remove	End of terrace site. Only suitable for 1 dwelling. Location of site poor. Reduces viability of site.
181	Land adjacent to 54 Carleton Street	Carleton Street	Nelson	Intensification	0.0187	53	1	5	1	1	7	Retain	Poor market location. Site can only accommodate one dwelling. Very poor market location developments of this sort in this location may only come forward in the longer term period.
198	Land across from Messenger Street	Messenger Street	Nelson	Vacant not PDL	0.5662	36	20	5	1	1	7	Retain	The market attractiveness in this area is low.
195	Land behind 77-91 Priory Chase	Priory Chase	Nelson	Vacant not PDL	0.2065	48	10	1	1	5	7	Retain	A planning permission for a nursing home is pending on the site. This presents a potential competing use for the site. Although the market attractiveness of the area is generally low a similar type of development to that on Priory Chase may yield a residual value.
193	Land adjacent to 161 Manor Street	Manor Street	Nelson	Intensification	0.0101	99	1	5	1	1	7	Retain	Location and size of the site may reduce the viability of the site. Poor market location.
192	Land at Bracewell Street	Bracewell Street	Nelson	Vacant not PDL	0.8074	30	24	1	1	5	7	Retain	A planning permission for a nursing home is pending on the site. This presents a potential competing use for the site. A balanced mix of dwelling types on this medium sized site provides a fairly robust residual value for this area of Nelson.
180	Land adjacent to 67 Vernon Street	Vernon Street	Nelson	Intensification	0.0138	72	1	5	1	1	7	Retain	Site can only accommodate one dwelling. Very poor market location developments of this sort in this location may only come forward in the longer term period.
309	Land to side of 14 Henry Street	Henry Street	Nelson	Intensification	0.0058	172	1	5	1	1	7	Retain	Location and size of site may reduce the viability. Site in an area of low market attractiveness.
175	Land to side of 54 Wilkinson St	Wilkinson Street	Nelson	Intensification	0.01	100	1	5	1	1	5	Retain	Location may reduce development viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.
158	Land to rear Hargreaves St	Hargreaves Street	Nelson	PD vacant & derelict	0.5214	30	16	5	1	5	5	Retain	A mix of housing types will produce a modest residual value for the site. However, it will depend on demand. Area is of low market attractiveness.
98	Land to the side of 13 Townsley Street	Townsley Street	Nelson	Vacant not PDL	0.123	65	8	5	1	5	5	Retain	This site would produce a modest residual value. Although generally this area has a low market attractiveness.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Achievability Score	Achievability Decision	Achievability Comment
190	Land behind 3-16 St Georges Road	St Georges Road	Nelson	Vacant not PDL	0.4909	20	10	5	1	1	5	Remove	Topography would increase build costs. Site is already in an unattractive market location and the viability of the site is negative.
230	Land to rear of 21 Athol Street	Athol Street	Nelson	Intensification	0.03	66	2	1	1	1	3	Remove	Site has planning permission for an alternative use which may be more suitable. The site is in an area of low market demand and is unlikely to come forward.
179	Land adjacent to 44 Brunswick Street	Brunswick Street	Nelson	Intensification	0.0252	80	2	1	1	1	3	Retain	A planning application has been submitted for a car park on this site. This presents a potential competing use for the site. Size of site and location may reduce viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.
239	Land to rear of 9 & 10 Malvern Court	Lonsdale Street	Nelson	Intensification	0.0544	73	4	1	1	1	3	Remove	Site has planning permission for industrial use. The site is in an area of low market attractiveness.
90	Land to rear of Pilgrim Street	Pilgrim Street	Nelson	PD vacant & derelict	0.2164	64	14	1	1	1	3	Retain	There may be some competition for employment land. Developing the site with a scheme of terrace/townhouses produces a negative residual value. A different mix of housing types e.g. semis produces a reasonable value, however the market for that type of housing in this area is low.
320	Land around 21 Norfolk Street	Norfolk St	Nelson	Commercial building	0.1082	26	3	1	1	1	3	Remove	The site has competing uses for industrial purposes (garage and store).
302	Land to side of 123 Carr Road	Carr Road	Nelson	Vacant not PDL	0.0293	34	1	1	1	1	3	Remove	Site is in an area of low market attractiveness and is small and unviable. Site better as open space.
333	Garages behind builders yard off Fleet Street	Fleet Street	Nelson	Intensification	0.14	96	13	1	1	1	3	Retain	Competing use for open space. The market of this area is mainly for terraced housing. However, a development scheme of terraces produces a negative residual value making the site unviable. There is no market for other dwelling types. Difficult to see how this site may come forward in the short term. Area of low market attractiveness.
356	Land adjacent to 286 Leeds Road	Leeds Road	Nelson	Vacant not PDL	0.019	52	1	1	3	5	1	Remove	Competing uses for community centre or open space. Site in an area of moderate market attractiveness.
418	Land to the side of 20 Boothman Place	Boothman Place	Nelson	Vacant not PDL	0.0666	90	6	1	1	1	1	Remove	Part of site currently forms the curtilidge of the industrial units. Site in an area of low market demand.
174	Land to side of 60 Bradshaw St	Bradshaw Street	Nelson	PD vacant & derelict	0.0534	37	2					Remove	
717	Land to the East of St Mary's Junior School	Spenbrook Road	New Church in Pendle	Vacant not PDL	0.0708	56	4	5	5	5	15	Retain	This site is in a are of high market demand and house prices are considerably above the average in Pendle.
704	Land in front of Straitgate Cottages	Blacko Bar Road	Roughlee	Vacant not PDL	0.138	21	3	5	5	5	15	Retain	This site is in a high market demand, rural location. A development on this site would yield a very good residual value.
1040	Salterforth Shed	Earby Road	Salterforth	Commercial building	2.283	47	108	5	5	5	15	Retain	This site is in an area of good market attractiveness. The site is likely to yield a good residual value.
1027	Former Spen Brook Mill	Spen Brook Road	Spen Brook	Commercial building	0.896	58	52	5	5	5	15	Retain	Site in an area of high market attractiveness. The site is in a sought after rural location. The site could be developed for a mix of housing tenures and types.
953	Land at Hall House Farm	Foulds Road	Trawden	Vacant not PDL	0.0409	50	2	5	3	5	13	Retain	Site in an area of moderate marketability. A pair of semi-detached dwellings could produce a reasonable residual value.

Ref	Site Name	Street	Postal Town	Source of Supply	Area	Density	Yield	V1	V2	V3	Acheivability Score	Achievability Decision	Achievability Comment
963	Land at the end of Bright Terrace	Bright Terrace	Trawden	Intensification	0.3196	35	11	5	3	5	13	Retain	Site produces a good residual value and may come forward in the longer term.
966	Land to rear of 2 Colne Road	Colne Road	Trawden	Vacant not PDL	0.0629	63	4	5	3	5	13	Retain	Site in an area of moderate market attractiveness. A small development may produce a modest residual value in this location.

Appendix 17

Overall results of the developability scoring ordered by timescale, then settlement, then score.

Pendle Strategic Housing Land Availability Assessment

Schedule of Sites and Timescales for Development

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
862 Land off Sussex Street Sussex Street Barnoldswick BB18 5	PD vacant & derelict	174	Site scores very well for access to most services.	25	Part of the site is currently occupied.	15	Size may reduce viability. Scheme produces a modest residual value on the site.	214	Site may come forward in the shorter term.	<input checked="" type="checkbox"/>	0.023	37	1	X				Negotiations may be needed to acquire the site.
995 Workshop premises at Bank Street Barnoldswick BB18 6	Intensification	174	Site has very good access to most services.	21	Grot spot site. Although the building may still be in use the site could easily be vacated.	15	Site in an area of generally high market attractiveness.	210	Site may come forward in the short term	<input checked="" type="checkbox"/>	0.0325	62	2	X				Negotiations may be needed to acquire site.
1035 Land adjacent to 14 York Street York Street Barnoldswick BB18 5	PD vacant & derelict	158	Site has good access to most services.	25	Site is vacant.	15	Although the site is small the area is reasonably in demand and the site could be viably developed.	198	Site available and could come forward in the short term.	<input checked="" type="checkbox"/>	0.016	125	2	X				
1034 Works Off Church Street Barnoldswick BB18 5	Commercial building	153	Site has good access to most key services. This site is adjacent to an ordinary watercourse (Butts Beck).	25	Access to the site is constrained and parking may be a problem.	15	Conversion of the building would help to improve the area. This site is within an area of high market demand and a conversion would perform well.	193	Building suitable for conversion and could come forward in the short term in this location.	<input checked="" type="checkbox"/>	0.021	95	2	X				Access problems will need to be resolved. Any development would need to take account of the adjacent watercourse.
855 Former Reservoir Park Hill Barnoldswick BB18 5	PD vacant & derelict	150	Site is PDL. Possible contamination issues as site use to be a reservoir.	25	Possible access issues as road to site is narrow.	15	Site in an area of generally high market demand.	190	Site is PDL and if constraints can be overcome the site may come forward in the short term.	<input checked="" type="checkbox"/>	0.3719	35	13	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
845 Land behind the Moorlands Manchester Road Barnoldswick BB18 5	PD vacant & derelict	138	Site has reasonable access to most services.	25	No real availability constraints. Site is available for development.	15	Site in an area of high market demand. Site would yield a good residual value.	178	Site may come forward in the short term. Intention for development of the site.	<input checked="" type="checkbox"/>	0.0988	39	4	X				Utilities capacity would need to be checked.
910 Land between 4 and 6 Banks Hill Banks Hill Barnoldswick BB18 5	Vacant not PDL	134	Although the site scores poor against a number of access to services criteria the development of this site would finish off the existing estate.	21	Site is a vacant plot and is available for development.	15	The development of this site produces a good residual value. Site in an area of high market attractiveness.	170	Site is available. Remaining plot of an existing estate, although not PDL site would complete the development.	<input checked="" type="checkbox"/>	0.08	12	1	X				Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
984 Fernbank Mill Fernbank Avenue Barnoldswick BB18 5	Commercial building	130	Poor access to some services as the site is located to the north of the settlement. The Pendle Mills survey indicates the site is in good condition. Part of the building may be suitable for conversion.	21	Site currently in use but tenants on a short term lease and the site will become available in the short term.	15	Area of high market attractiveness. Site will yield a good residual value.	166	Site may come forward in the short term once the site becomes vacant and should be developed with site 986.	<input checked="" type="checkbox"/>	2.43	30	73	X				

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986 Land to the rear of Fernbank Mill Fernbank Avenue Barnoldswick BB18 5	Commercial building	128	Site has poor access to a number of key services.	21	Site will be available once the site is vacated.	15	Site in an area of high market attractiveness and should yield a good residual value.	164	Site may come forward in the short term once the site becomes vacant. Site should be developed with site 984.	<input checked="" type="checkbox"/>	1.291	30	39	X				Utilities capacity will need to be checked.
8 Land to side of 55 Sandway Drive Sandway Drive Briercliffe BB10 2	Vacant not PDL	141	Scores poorly on a couple of sustainability criteria but otherwise scores highly. Site is well located for residential development.	21	Currently no vehicular access into the site but this can easily be resolved. Otherwise the site is readily available for development.	13	The site adjacent to this one has been successfully developed over the last two years. The viability calculation shows a good residual value at this site.	175	This site is classified as vacant not previously developed land. Any proposal for development would have to follow the sequential test. The site is suitable for development and is in a reasonably sustainable location. The site is also readily available for development. Although not PDL this site could come forward in the next 0-5 years.	<input checked="" type="checkbox"/>	0.36	36	13	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
115 Land to rear of 38 Mansfield Crescent Mansfield Crescent Brierfield BB9 5	PD vacant & derelict	158	This site has very good access to most services making it a sustainable location.	25	The site is readily available and ripe for redevelopment.	11	The viability of the site depends on the types of dwelling. Terraces do not perform well in this location. A development scheme of semi detached housing (similar to surrounding development form) provides a good residual value. Site may come forward although generally this area in not highly attractive.	194	This site is both suitable and available for development and is likely to come forward in the short term. Site is viable for a scheme of semi-detached dwellings similar to existing development form.	<input checked="" type="checkbox"/>	0.2299	33	8	X				Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
1037 Richard Street Nurseries Richard Street Brierfield BB9 5	PD vacant & derelict	158	Site is previously developed and has good access to most services.	21	Site is vacant and available. PBC owns land adjoining (declared surplus) and could control access to development.	11	The viability of the site is dependent on the type and mix of dwellings. The market in this area is mainly for terraced properties, however these have a low selling price. Even a mix of dwelling types produces a low residual value for the size of the site.	190	Site is available, PDL and could come forward in the short term. However the viability of the site is questionable and further work would be needed to get the right development scheme in order to get a decent residual value on the site.	<input checked="" type="checkbox"/>	0.9836	36	35	X				
38 Former Stone Yard Railway Street / King Street Brierfield BB9 5	PD vacant & derelict	155	The site is well located for a number of key services.	25	Site is readily available with no access issues.	5	The higher density development of this site would probably make the site viable.	185	This site is previously developed, vacant and derelict land. This well located and available for new development. This is a large site and this may help improve the viability of the site coming forward. This site is being considered as part of the Railway Street Neighbourhood Area Action Plan.	<input checked="" type="checkbox"/>	1.593	72	70	X				Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
983 Land at Marsden Cottage Higher Reedley Road Brierfield BB9 5	Intensification	144	Site has reasonable access to most services. Any development would need to has regard to the trees adjacent to the site.	25	Site available.	11	Site in an area of low market demand. Although adjacent development has performed well. Site may produce a residual value.	180	Site may come forward in the short term as it could be incorporated into the adjacent development which is under construction.	<input checked="" type="checkbox"/>	0.208	35	7	X				
1023 Car park off Junction Street Junction Street Brierfield BB9 5	Car park	138	Site has good access to most services.	21	Site underused and could be available for development.	5	Although the site is in an area of low market demand, the right development scheme may yield a marginal return.	164	Site may come forward over the short term. Site under used and available for redevelopment.	<input checked="" type="checkbox"/>	0.1253	36	5	X				Utilities capacity would need to be checked.

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1041 Former Ecroyd Day Centre & Boulsworth Residential Home Gib Field Road Colne BB8 8	PD vacant & derelict	170	This site is a previously developed site. It has the potential to be redeveloped for housing. It is well located with good access to most services.	25	The site is available, it has a current access into the site and is owned by one land owner.	13	The site would yield a very good residual value if developed.	208	This site is previously developed, available and well located for services. The site provides a sustainable housing option in Colne.	<input checked="" type="checkbox"/>	1.175	36	42	X				
527 Land to side of 2 Hawley Street Hawley Street Colne BB8 8	Car park	169	Site scores very well for access to most services. The lower part of the site is in a flood risk zone (2).	25	Site is vacant and available.	13	Site is in an area of moderate market viability. The site will produce a residual value if the right scheme is developed on the site.	207	Site is vacant, PDL and available. The site is ripe for redevelopment.	<input checked="" type="checkbox"/>	0.0376	100	4	X				Utilities capacity would need to be checked.
470 Land to side of 19 Briercliffe Ave Briercliffe Avenue Colne BB8 8	PD vacant & derelict	158	The site scores very well for access to some services and poorly for others.	25	The site is readily available.	13	This site is in an area of medium market attractiveness. A development of semi-detached dwellings similar to those existing may produce a residual value.	196	The site could come forward over the shorter term.	<input checked="" type="checkbox"/>	0.1106	27	3	X				Utilities capacity would need to be checked.
1020 40 Oak Street Oak Street Colne BB8 0	Commercial building	158	Site already developed. Reuse as residential acceptable.	25	Building is available	13	Site in an area of medium market demand. Conversion costs would be minimal leading to a reasonable return.	196	Site already developed. Reuse as residential acceptable.	<input checked="" type="checkbox"/>	0.0071	140	1	X				
1019 26-28 Blucher Street Blucher Street Colne BB8 0	Commercial building	158	Site already developed. Reuse as residential acceptable.	25	Building is available. The Council has made a CPO on this property.	13	Site in an area of medium market demand. Conversion costs would be minimal leading to a reasonable return.	196	Site already developed. Reuse as residential acceptable.	<input checked="" type="checkbox"/>	0.0124	161	2	X				
1028 Garage site off Hargreaves Street Hargreaves Street Colne BB8 9	Intensification	150	Site has good access to most services.	25	Site available.	11	Site in an area of generally low demand. The right type of development could see the site coming forward.	186	Site available and ripe for redevelopment. Could come forward in the short term.	<input checked="" type="checkbox"/>	0.1338	35	5	X				
1012 Glenroy Offices Colne BB8 9	Commercial building	150	Site suitable for residential redevelopment.	25	Site has no availability constraints.	11	Site in an area of low market attractiveness. Marginal return possible.	186	Site may come forward in the short term. Vacant and ripe for redevelopment, although viability may affect the return.	<input checked="" type="checkbox"/>	0.0616	32	2	X				
1032 Haverholt Day Nursery Haverholt Close Colne BB8 9	PD vacant & derelict	148	Site has poor access to some services.	25	Site is available.	11	Site produces a modest residual value.	184	Site is now vacant, available and suitable for redevelopment. Site could come forward in the short term.	<input checked="" type="checkbox"/>	0.2395	35	8	X				
486 Former Cement Works Knotts Lane Colne BB8 8	Existing allocation	142	Site has reasonable access to most services. The Site is PDL and ripe for redevelopment.	25	Site is vacant, derelict and available.	13	Site would yield a good residual value and is in an area of moderate market attractiveness.	180	Site may come forward in the short term.	<input checked="" type="checkbox"/>	0.2876	35	10	X				Utilities capacity would need to be checked.

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1036 Railway sidings Knotts Lane Colne BB8 8	Existing allocation	137	Site is designated as a reserved housing site for HMR development which could be a potential policy constraint. This site is at potential risk of flooding from the Critical Ordinary Watercourse which runs through part of this site.	21	Site is available to be developed. Although there is no current access into the site there are closed roads which would allow easy access.	5	Site in an area of moderate housing demand. The adjacent development has performed well and this site could yield a reasonable return. There is likely to be micro markets operating in this area and the interest of house builders in this site suggests that the site achievable and could yield a decent return.	163	Site is PDL and could come forward for development in the short term.	<input checked="" type="checkbox"/>	2.747	36	97	X				Flood alleviation measures may be required.
816 Garages off New Road New Road Earby BB18 6	Intensification	146	Site has varying levels of access to a number of services.	21	Site is underused and should be redeveloped.	15	Site in an area of generally high market attractiveness.	182	Site may come forward in the short term. Site is under used, PDL and ripe for redevelopment. Site is also in an area of good market attractiveness.	<input checked="" type="checkbox"/>	0.6334	56	35	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
805 Land adjacent to the Cricket Pavillion Hartley Street Earby BB18 6	Intensification	123	Possible problems with drainage which causes ponding. This may lead to a potential flood risk.	21	Site currently has caravan stored on it but could be vacated.	15	Site in an area of generally high market demand.	159	Site may come forward in the short term.	<input checked="" type="checkbox"/>	0.0407	98	4	X				Site drainage issues need to be investigated and alleviation may be required to reduce any potential flood risk. Capacity issues need to be dealt with.
1030 Land off Hibson Road / Cobden Street Hibson Road Nelson BB9 9	PD vacant & derelict	168	Site has good access to all services.	25	Site available and has obtained residential planning permission in the past (although now expired).	11	Site in an area of generally low demand. The right type of development could bring the site forward.	204	Site available for redevelopment and suitable for residential use. Site could come forward in the short term.	<input checked="" type="checkbox"/>	0.1977	40	8	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
158 Land to rear Hargreaves St Hargreaves Street Nelson BB9 7	PD vacant & derelict	176	The site is constrained by the impact on a Listed Building, the conservation area and TPOs. A well designed, sympathetic scheme would be needed to overcome these constraints.	25	Site is available for development.	5	A mix of housing types will produce a modest residual value for the site. However, it will depend on demand. Area is of low market attractiveness.	203	Although the site is constrained, a well designed scheme could see the site coming forward in the short term. The site is untidy and ripe for redevelopment.	<input checked="" type="checkbox"/>	0.5214	30	16	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. The scheme would need to be sensitively designed so as not to have an adverse impact on the conservation area, listed building and TPO trees.
167 Land at High Street High Street Nelson BB9 0	Car park	170	The site has very good access to nearly all services. A sustainable location.	25	Site is available for development	7	Site did have planning permission for an eye clinic, however this has now expired. Site is in a low market attractiveness area.	202	The site is suitable and available for development. Viability of the site is low but may come forward over the short term.	<input checked="" type="checkbox"/>	0.0898	75	7	X				Utilities capacity would need to be checked.

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1003 Riverside Mill Charles Street Nelson BB9 7	PD vacant & derelict	158	Good access to most services.. A main river runs through this site (Walverden Water). Part of this site is within Flood Risk Zone 3. This site may pass the Exception Test as the redevelopment of this site may provide wider sustainability benefits to the community. The site is also previously developed. Further work is required to establish if the site would pass the Exception Test.	25	Site is vacant and available. There are restrictive covenants on the site which need to be resolved.	11	The site is in an area of low market attractiveness.	194	Site is available for housing and ripe for redevelopment. The site has some constraints that would need to be overcome. Part of the site is in Flood Zone 3 and the Exception Test would need to be passed for residential development to come forward on this part of the site.	<input checked="" type="checkbox"/>	2.9	36	104	X				Flood risk measures need to be addressed. Any potential development would need to take account of the river. Restrictive covenants need to be resolved to allow development.
357 Land opposite Holy Saviour's Church Bradley Hall Road Nelson BB9 8	PD vacant & derelict	160	Site has good access to most services.	25	The site is vacant and available.	9	Site may lend itself to be developed for employment purposes as well as housing. Site in an area of moderate market attractiveness.	194	Site available, PDL and ripe for redevelopment. The site does have competing uses for employment and is being proposed as an employment allocation in the preferred options of the Bradley AAP,.	<input checked="" type="checkbox"/>	0.3817	50	19	X				Utilities capacity would need to be checked.
1015 Williams Hall Barkerhouse Road Nelson BB9 9	Intensification	160	Site has good access to most services.	21	Site is vacant and available.	11	The site is located in an area of low market attractiveness. However the site could come forward in the shorter term if the right scheme was developed.	192	Site may come forward in the short term. Site available for residential redevelopment.	<input checked="" type="checkbox"/>	0.0884	34	3	X				
1031 Former playground off Rakeshouse Road Rakeshouse Road Nelson BB9 8	PD vacant & derelict	150	Site has poor access to some services.	25	Site vacant and available	13	Site in an area of moderate housing demand. The site could come forward in the short term.	188	Site available and ripe for redevelopment. Site could come forward in the short term.	<input checked="" type="checkbox"/>	0.0739	48	6	X				Utilities capacity would need to be checked.
1039 Reedyford Mill Pendle Street Nelson BB9 7	Commercial building	156	Site has good access to most services. The Pendle Mills Survey indicates that the Mill is in medium condition. Part of the mill could potentially be converted.	21	The site is still in employment use but the occupiers are on a short 6 month lease and the site will become vacant and available within the short term.	11	Although the site is in a poor market demand area a suitable scheme could yield a residual value on this large site.	188	This large site could yield a sustainable mix of dwellings close to the town centre.	<input checked="" type="checkbox"/>	2.488	51	126	X				Utilities capacity would need to be checked.
287 Land to rear of 1 Carr Hall Road Carr Hall Road Nelson BB9 6	Intensification	146	Reasonable access to most services.	25	Site available.	15	Site in an area of high market attractiveness and could come forward in the short term.	186	Reoccupation or redevelopment of the site could occur in the short term.	<input checked="" type="checkbox"/>	0.0332	30	1	X				
157 Land to rear of 1 Hargreaves Street Hargreaves Street Nelson BB9 7	Intensification	154	The site has good access to most services. The site does contain trees which are protected under the conservation area status. The design and layout of any proposed development would need to take account of this issue. Permission has been both granted and refused for residential development on the site.	21	Site is available for development. Although previous planning applications have been refused, but mainly for design and siting issues. These could be overcome.	11	A single detached dwelling would produce a low but positive residual value.	186	This site is over grown and untidy. A well designed development could improve the site and enhance the conservation area. The site is likely to come forward in the short term as there is an intention to develop the site.	<input checked="" type="checkbox"/>	0.0321	31	1	X				Scheme would need to be designed sensitively due to the conservation area status.
413 Land at the end of Bevan Place Bevan Place Nelson BB9 8	Intensification	130	Poor access to a number of services. This would need addressing as part of any proposed development. Site is PDL and suitable for housing. Any development would tidy up and finish of an existing estate.	25	Site available and ripe for redevelopment.	13	A similar type of development to the existing urban form would produce a modest residual value, The site is in an area of moderate market attractiveness.	168	Site may come forward in the short term. Site ripe for redevelopment.	<input checked="" type="checkbox"/>	0.1602	30	5	X				Utilities capacity would need to be checked.

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1040 Salterforth Shed Earby Road Salterforth BB18 5	Commercial building	146	The has access to most services. The rural location of the area reduces it's sustainability. The Pendle Mills Survey indicates that the mill is in poor condition. The older 'office block' part of the mill could potentially be converted.	21	The site is still partly in use on a short 12 month lease. The site will become vacant in the short term.	15	This site is in an area of good market attractiveness. The site is likely to yield a good residual value.	182	The site is likely to become vacant in the near future and will be available for residential development. Part of the site could be converted.	<input checked="" type="checkbox"/>	2.283	47	108	X				Utilities capacity would need to be checked.
1027 Former Spen Brook Mill Spen Brook Road Spen Brook BB12 9	Commercial building	115	Site has poor access to most services reflecting the rural location of the site. Development could help improve the sustainability of the area and possibly provide some affordable rural accommodation. The Pendle Mills Survey indicates that this mill is in medium condition. The main mill building is definitely worthy of conversion and this should be considered in any proposal.	25	Site available.	15	Site in an area of high market attractiveness. The site is in a sought after rural location. The site could be developed for a mix of housing tenures and types.	155	Site is available and could come forward in the short term.	<input checked="" type="checkbox"/>	0.896	58	52	X				Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
866 Land South of Mill Street Mill Street Barnoldswick BB18 5	Vacant not PDL	142	Site has reasonable to good access to most services.	25	Site is vacant and available.	15	Site in an area of high market demand and should yield a good residual value.	182	Site available for redevelopment. May come forward in the medium term or could be developed as part of site 865 in the longer term.	<input checked="" type="checkbox"/>	0.1323	33	4		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
881 Land behind Raikes Cottage Rainhall Road Barnoldswick BB18 6	Vacant not PDL	140	Site has reasonable to good access to most services. However, the site is not previously developed and this may restrict the site coming forward in the immediate period.	21	Access into the site is constrained.	15	Site in a desirable location in Barnoldswick with a high market attractiveness.	176	Site is not previously developed. Site may come forward in the medium term if access issues can be resolved.	<input checked="" type="checkbox"/>	0.6507	35	22		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access into the site will need to be resolved.
908 Land behind the Ambulance Station Brogden Lane Barnoldswick BB18 5	Vacant not PDL	134	Site has poor access to a number of services. Site is next to the ambulance station which may reduce viability / attractiveness of the site.	21	Site is vacant and available.	15	Size of site and location may reduce viability. Site is in an area of high market attractiveness.	170	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.09	22	2		X			Utilities infrastructure required on site.
927 Land behind Westwood Pasture Close Barnoldswick BB18 6	PD vacant & derelict	129	The site has poor access to number of services.	21	Access into the site would need to be improved.	15	Very good residual value. Site in an area of high market attractiveness.	165	Site may come forward in the medium term if access issues can be resolved.	<input checked="" type="checkbox"/>	0.2358	30	7		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.

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925 Land behind 1-4 Applegarth Applegarth Barnoldswick	Intensification	128	Site has poor access to a number of services.	21	Site is vacant and available.	15	Site in an area of high market attractiveness.	164	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.067	29	2		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB18 6																		
554 Land to side of Halstead Farm Halstead Farm Barrowford BB9 6	Intensification	140	Scores poorly for access to a number of services.	21	Site is available.	15	Size of site may reduce viability. Site in an area of high market attractiveness. A single dwelling on this plot may produce a reasonable residual value.	176	May come forward in the medium term.	<input checked="" type="checkbox"/>	0.0314	31	1		X			Utilities capacity would need to be checked.
453 Land at the end of Rushton St Rushton Street Barrowford BB9 6	Vacant not PDL	138	Site has good access to most services. However the site does have some ecological constraints. The site is within a conservation area and the trees on the site are therefore protected. This may inhibit any development.	21	Access into the site can be easily solved.	15	This site is in an area of high market attractiveness.	174	Site may come forward in the medium term if ecological constraints do not pose a problem.	<input checked="" type="checkbox"/>	0.1541	33	5		X			Utilities capacity would need to be checked.
550 Land to side of 24 John Street John Street Barrowford BB9 6	Intensification	136	Site has poor access to a number of services. This would need to be addressed as part of any development proposal. Site also has some topographical issues.	17	Site underused.	15	Topographical issues may increase build costs. Size of site may reduce viability. Site in a high market attractiveness area.	168	Site may come forward in the medium term if constraints can be overcome.	<input checked="" type="checkbox"/>	0.0996	150	15		X			Topographical survey will be needed to determine if site can be developed. Off street parking may be an issue.
1021 Mansfield High School Taylor Street Brierfield	Intensification	168	Site is in a sustainable location.	25	Site still in use as a school but will be available in the medium term.	11	Although the site is in an area of low market demand the site is large and could yield a good return if the right scheme was developed.	204	Site may come forward in the medium term once the school has moved.	<input checked="" type="checkbox"/>	1.536	28	43		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 5																		
66 Land to the rear of Garage/Restaurant on Burnley Rd Burnley Road Brierfield	PD vacant & derelict	166	The site is previously developed and well located for services.	21	Although the site is believed to be in single ownership, it is possibly owned by the church and there may be alternative proposals for the site. This may mean that acquiring the site could be difficult.	7	Low market attractiveness of the area reduces the viability of the site.	194	The site is PDL and is ripe for redevelopment. Site may not come forward until the medium term due to the viability of the area.	<input checked="" type="checkbox"/>	0.4189	40	17		X			Ownership issues may require negotiation. The viability of the area can only be increase with intervention and time.
BB9 5																		
54 Land across from 19 Hartington St Hartington Street Brierfield	PD vacant & derelict	166	The site is well located for a number of services.	25	The site is in private ownership (possibly by the mosque) and may make the site difficult to acquire. Otherwise the site is available and ripe for redevelopment.	3	Competing uses for the development of a mosque are likely to have diminished as a new site is under construction. There may be other competing uses for the site e.g. a car park. The viability/attractiveness of the area is low. Any residual value may be negative or marginal.	194	The main constraints on this site are ownership and viability issues. The site could be developed for a few terraced properties or some apartments in the medium term.	<input checked="" type="checkbox"/>	0.0598	50	3		X			Ownership issues may require negotiation. This small type of development in this location is not viable in the short term. This could only be overcome by intervention and time.
BB9 5																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
49	Intensification	164	Site is well located to a number of services.	21	This site currently has two garages on it. They are run down and the site could be redeveloped.	7	This site is not in a prime residential location. The site fronts onto the back of shops and is surrounded by residential yards and small commercial premises. The site may be redeveloped as part of the Railway Street Neighbourhood AAP.	192	This site is PDL and although not vacant the site is ripe for redevelopment as it is in a poor state of repair. The site is small in size and could only accommodate 1 dwelling - this along with the location of the site may make the viability of residential development low in the immediate future. The site may be brought forward in the medium term.	☑	0.0147	68	1		X			The main constraints to this site are the market attractiveness/viability of the area and the location. The site may be more suitable for an alternative use. These constraints may only be overcome with intervention action and time.
BB9 5																		
57	Car park	161	This site is previously developed and has good access to most services.	21	The site is still currently in use as a car park but is under used.	7	This site is unlikely to be viable in the short term and the market attractiveness of the area is low.	187	Site suitable and available for development. PDL and good access to services. The market attractiveness of the area is low and this may reduce the viability of the site.	☑	0.0884	114	10		X			Utilities capacity would need to be checked.
BB9 5																		
131	PD vacant & derelict	158	Site has good access to a number of services.	21	Site is available for development.	7	Location of the site may reduce the viability for development in the short term.	186	The site is PDL and has good access to nearly all services. The site is available but the economic viability of developing the site is inhibited by the low market attractiveness of the area.	☑	0.0204	200	4		X			Provision of car parking would need to be resolved.
BB9 5																		
17	Existing allocation	150	Site has good access to most services.	21	Access improvements may be required but the site is vacant, unused and in single ownership.	13	Site in an area of generally moderate market attractiveness. This specific area of Brierfield (Reedley) is popular and would produce a decent residual value.	184	This site is currently allocated as a reserved housing site for HMR housing. The site is not previously developed. The site is a disused sports ground which is vacant and ripe for redevelopment.	☑	2.615	36	95		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB10 2																		
70	Vacant not PDL	152	The site is well located for a number of services.	21	This site is used by Walter Street Primary School, however, there is normal formal open space designation on the site. The land is owned by LCC and acquisition could therefore be difficult.	5	LCC and the school may have alternative uses for the site. Medium sized site which could accommodate a mix of housing, producing a small residual value.	177	This site is classified as vacant not previously developed land, any proposal for development would have to follow the sequential test and the site may not come forward until the medium term.	☑	0.4563	36	16		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations would be need to overcome ownership issues.
BB9 5																		
121	Vacant not PDL	148	Site has good access to most services.	21	Access into the site needs to be developed.	7	Site did have planning permission for a 'drive through' restaurant. This permission has now expired. There may still be competing uses for the site. Site in an area of low market attractiveness. However, a development of semi detached housing similar to the adjacent site may yield a positive residual value.	176	This site is not previously developed but may come forward in the medium term.	☑	0.5297	36	19		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 5																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
35 Land off Thomas St & Pendle Rd Thomas Street Brierfield BB9 5	PD vacant & derelict	150	This site scores well against the access to services criteria.	21	There is no direct access into the site but this can be easily overcome. The site is otherwise available for development.	3	The site is located adjacent to other employment uses and may be more suitable for industrial / employment purposes rather than residential. This small type of development in this location is not viable in the short term.	174	The location of the site may make residential development unviable. The site may be more suited to an employment use. However, the site could come forward for development in the medium term.	<input checked="" type="checkbox"/>	0.0607	50	3		X			
147 Land to rear of 11 Park View Close Park View Close Brierfield BB9 5	Vacant not PDL	144	The site has reasonable access to most services.	17	Vacant piece of land. Access into the site may be a problem.	11	The site is located on a small, quiet estate. Small, positive residual value. Site will only come forward if land sold for a relatively small sum.	172	The site is in a suitable location, however access constraints may delay the site coming forward. Viability of the site is marginal.	<input checked="" type="checkbox"/>	0.0370	27	1		X			Access issues need to be resolved.
118 Land between 29 & Brierfield House Hardy Avenue Brierfield BB9 5	Intensification	140	Site would be suitable for a pair of semi detached dwellings. The site is adjacent to a nursing home. An extra care facility was refused on this site on the grounds that it would result in an excessive amount of institutional care in this residential location. The site would therefore lend itself to further residential accommodation.	21	The site is vacant and available for development.	11	Site yields low but positive residual value. Low attractiveness of area reduces viability.	172	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.1407	14	2		X			Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
16 Land to rear of 3 & 5 Reedley Drive Redman Road Brierfield BB10 2	Vacant not PDL	139	TPO No. 3 1976 protects trees on the frontage of the site. This will impact on any proposal for development. The site also scores poorly for its lack of direct access to a number of key services.	17	A previous application for outline residential was refused on the grounds that visibility splays off Redman Road are substandard. Redman Road is also a private road. However it is noted that two additional dwellings would not necessarily increase traffic flow.	13	Even developed at this low density the site provides a good residual value.	169	This site is classified as vacant not previously developed land any proposal for development would have to follow the sequential test. The site is in a reasonably suitable location for the development of two semi detached houses. Although this would be at a low density it reflects the surrounding urban form and a larger number of dwellings could be However there are issues regarding the TPO on the frontage of the site, the poor level of access to some key services and the highways issues which would need to be resolved. Bearing this in mind the site may not be developable in the immediate future.	<input checked="" type="checkbox"/>	0.1019	20	2		X			Access on to Redman Road would need to be improved.
81 Land in between 18 & 20 Hillsborough Ave Hillsborough Avenue Brierfield BB9 0	Vacant not PDL	136	The site has a poor level of access to a number of key services.	21	The site is vacant and unused.	11	Although the area in general has a low market attractiveness the surrounding estate performs well. The site can only accommodate one detached dwelling and this would produce a modest residual value on the site.	168	This site is classified as vacant not previously developed, any proposal for development would have to follow the sequential test. The site is small and on a slope. The site also have poor access to a number of services. These issues may lower the viability of the site to be developed in the shorter term.	<input checked="" type="checkbox"/>	0.0491	20	1		X			Site has no major constraints to overcome apart from access to services.
24 Large piece of land at Wood Clough Platts Wood Clough Platts Brierfield BB9 5	Existing allocation	134	Site has reasonable access to most services.	21	The site scores well on all availability criteria. There is access up to the boundary of the site and access into the site can easily be overcome.	11	Although this type of development would not generally be in demand in this area the two surrounding new developments have been successful.	166	This site is classified as vacant not previously developed land and although the site is available now. any proposal for development would have to follow the sequential test. The site is also an existing allocation for HMR housing purposes. The surrounding developments have been successful.	<input checked="" type="checkbox"/>	2.116	30	63		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.

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1000 Land at Heather Close Heather Close Brierfield	Vacant not PDL	132	Topographical issues may restrict development. Site also has poor access to most services.	21	Site is vacant and available.	11	Site in an area of low market demand. However, adjacent development has performed well.	164	Site may come forward in the medium term if viability increases.	<input checked="" type="checkbox"/>	0.0884	11	1		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 5																		
463 Land to side of 24 Gibfield Rd Gibfield Road Colne BB8 8	Vacant not PDL	158	This site has good access to most services.	25	Site is available.	13	Size of site may reduce development viability. The site is also directly adjacent to the entrance to a training centre. Site is in an area of moderate market attractiveness.	196	Site may come forward over the medium term.	<input checked="" type="checkbox"/>	0.0155	64	1		X			Utilities capacity would need to be checked.
480 Large piece of land behind Red Scar Works Cliff Street Colne	Vacant not PDL	156	The site has very good access to all services.	25	The site is available.	13	A mix of housing would provide a viable option for the site. With the right mix the site provides a good residual value. The site is in a area of moderate market attractiveness.	194	The site is vacant not previously developed so would be more likely to come forward in the medium term.	<input checked="" type="checkbox"/>	1.096	52	57		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 8																		
474 Land to rear of 136 Burnley Road Burnley Road Colne BB8 8	Intensification	162	Site has good access to nearly all services.	21	Possible highways improvements need to be made.	9	This site is in an area of moderate market attractiveness. With the right development scheme a modest residual value could be achieved.	192	Site still in current use and possible access improvements need to be made. Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.502	36	18		X			Access improvements would be needed to enable this site to come forward.
397 Land to side of 30 Gibfield Road Gibfield Road Colne BB8 8	Vacant not PDL	158	Site scores well against most of the accessibility criteria.	21	Site is available.	13	Size of site may reduce viability. Site also adjacent to the entrance to the training centre. Site in an area of moderate market attractiveness.	192	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0374	80	3		X			Utilities capacity would need to be checked.
582 Land at Junction of Crown Way & Vivary Way Crown Way Colne	Car park	152	Potential contamination issues may severely constrain the site.	25	Site is vacant and available.	7	With the right scheme the site produces a good residual value. Although it is possibly a poor location for residential development in terms of the surrounding uses and may be better developed for employment purposes. Site also in a low market demand area.	184	Site may come forward in the medium term period.	<input checked="" type="checkbox"/>	0.3417	50	17		X			A ground condition survey would be required to establish the extent of any contamination on site and the remediation work that would be required.
BB8 9																		
612 Land at Carry Lane Carry Lane Colne	PD vacant & derelict	146	Site has reasonable to good access to most services.	21	Site is vacant and available.	13	Site is in a area of moderate market attractiveness and may yield a reasonable residual value.	180	Site may come forward in the medium term. Site is PDL and ripe for redevelopment.	<input checked="" type="checkbox"/>	0.0857	50	4		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 0																		

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619 Land to side of 1 Sagar Fold Sagar Fold Colne BB8 0	Vacant not PDL	146	Site has reasonable access to most services.	21	Possible ownership issues.	13	This site is in an area of moderate market demand. The site could yield one detached dwelling and achieve a modest residual value.	180	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0164	60	1		X			Negotiations may be needed to acquire the site.
645 Land to rear of Langroyd Rd Langroyd Road Colne BB8 9	Vacant not PDL	142	Site has reasonable access to most services.	25	Site is available.	11	Site is small and may reduce viability. Site is also in an area of low market demand. A similar development to existing may be suitable.	178	Site may come forward in the medium term. Site is PDL and ripe for redevelopment. Viability of the area will be the main constraint to this site.	<input checked="" type="checkbox"/>	0.014	70	1		X			
661 Land to rear of 59 Birtwistle Ave Birtwistle Avenue Colne BB8 9	Intensification	140	Site has poor access to some services.	25	Site is underused and available.	11	Site is in an area of low market demand, however the right type of development may yield a marginal return in the medium period.	176	Site could come forward in the medium term.	<input checked="" type="checkbox"/>	0.1177	35	4		X			Utilities capacity would need to be checked.
987 Land to the rear of 6 Claremont Street Colne BB8 0	Intensification	137	Site has poor access to some services.	21	Site is available.	13	Site in an area of moderate market attractiveness. A single detached dwelling may produce a modest residual value.	171	Site may come forward for 1 dwelling in the medium term. Recent single detached dwelling has been built adjacent to the site.	<input checked="" type="checkbox"/>	0.0267	37	1		X			
639 Land to side of 47 Townley Street Townley Street Colne BB8 9	Vacant not PDL	134	Planning permission has been granted in the past for residential development on this site. The site is suitable for housing. Reasonable access to most services.	21	Site is vacant and available.	11	Although in an area of low market demand this site could be developed to yield 4 townhouses with a marginal return.	166	Site is likely to come forward in the medium term if viability increases.	<input checked="" type="checkbox"/>	0.0295	135	4		X			
618 Land on Primrose Hill Primrose Hill Colne BB8 0	Intensification	140	Site has reasonable to good access to most services.	21	Site is vacant and available.	5	This site would yield 3 dwellings with a reasonable residual value. This area has a moderate market demand.	161	Site may come forward over the medium term period. Site vacant, underused and ripe for redevelopment.	<input checked="" type="checkbox"/>	0.0352	85	3		X			
1024 Applegarth Works Hartley Street Earby BB18 6	Commercial building	141	Site has poor access to some services and very good access to others.	21	Site in use but could be vacated. This may restrict the site coming forward in the short term.	15	Site suitable for conversion. Site in a good market location.	177	Site suitable for conversion or redevelopment and may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0273	36	1		X			
678 Land adjacent to 10 Skipton Road Skipton Road Foulridge BB8 7	Intensification	136	This site has varying levels of access to services.	25	This site is vacant and available.	15	This site is quite small and this may reduce the viability. However the site is located in an area of high market demand.	176	Site may come forward over the medium term.	<input checked="" type="checkbox"/>	0.0270	73	2		X			Utilities infrastructure required on site. This would be part of the development.
677 Garages at the end of Burwains Avenue Burwains Avenue Foulridge BB8 7	Intensification	120	The site has poor access to a number of key services (reflecting a more rural location).	21	The site is still partly in use but could be redeveloped.	15	The site is located in an area of high market attractiveness.	156	Site could come forward in the medium term.	<input checked="" type="checkbox"/>	0.0856	39	4		X			Utilities infrastructure required on site. Utilities capacity would need to be checked. Negotiations may be needed to acquire the site.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
767 Land off Barkerfield Close Barkerfield Close Higham BB12 9	Intensification	130	Site adjacent to a TPO. Site has poor access to a number of services reflecting the rural location of the site.	21	Negotiations may be need to acquire the site.	15	Development of the site would round off the existing estate development. The site is located in an area of high market demand. A similar type of housing to the existing form would yield a good residual value.	166	May come forward in the medium term.	<input checked="" type="checkbox"/>	0.129	16	2		X			
775 Land between 422-428 Colne Road Colne Road Kelbrook BB18 6	Vacant not PDL	137	Site has varying levels of access to services.	17	Access is the main constraint to the development of this site. This would need to be resolved.	15	This site is located in a high market demand area.	169	Site may come forward in the medium term if highways issues can be resolved.	<input checked="" type="checkbox"/>	0.0404	49	2		X			Work would need to be undertaken to resolve the highways issues for access into and out of the site.
1014 Robert Street Garage Site Robert Street Nelson BB9 0	Intensification	170	Site has very good access to most services.	21	Site still in use and may restrict development.	11	Site in an area of low market attractiveness. Site may come forward in the medium term.	202	Site may come forward in the medium term if viability can be improved. Development of this site would improve the visual amenity of the area.	<input checked="" type="checkbox"/>	0.2205	33	7		X			Utilities capacity would need to be checked.
350 Former car park off Cumberland Street Cumberland Street Nelson BB9 7	Car park	168	Very good access to nearly all services. Removal of car parking area may be a problem.	25	Site is available.	7	Proposal for a community centre refused. Possible competing uses. Site in an area of low market attractiveness.	200	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0168	119	2		X			Lack of off street parking may need to be resolved.
414 Land to rear 75 Reedyford Road Reedyford Road Nelson BB9 7	PD vacant & derelict	164	Site has good access to most services.	25	Site is available.	7	Work on the Bradley AAP may increase the viability of this site This site is in an area of low market attractiveness. The site may need to be developed as HA housing.	196	This site is ripe for redevelopment. However the viability of the site may mean it will not come forward until the medium term.	<input checked="" type="checkbox"/>	0.0797	50	4		X			Utilities capacity would need to be checked.
288 Land to side of 46 Park Avenue Park Avenue Nelson BB9 6	PD vacant & derelict	152	Previous planning application refused on the grounds that any development would be poorly positioned in the site as not to affect the TPO trees. This would severely restrict any potential future development.	25	Site is available.	15	Development scheme provides a good residual value on this small site. Site in an area of high market attractiveness.	192	Depending on whether a suitable positioning for the development could be found the site may come forward in the medium to longer term. Site is viable for development.	<input checked="" type="checkbox"/>	0.0641	39	3		X			Utilities capacity would need to be checked. Positioning of development within the site will need to be sensitively designed to take account of the TPO.
403 Land to side of 15 Alexander St & 20 Thorne St Alexander Street Nelson BB9 8	PD vacant & derelict	156	Site is previously developed has good access to most services.	21	Site is still partly in use which will extend timescales for development.	13	Location of the site may reduce viability in the short term. Scheme produces a low to modest residual value on the site. Market in this area is predominately for terraced housing. Site in an area of moderate market attractiveness.	190	Although the site is PDL the viability may reduce the development potential in the short term. Site may come forward over the medium term.	<input checked="" type="checkbox"/>	0.1726	50	9		X			Negotiations will needed to acquire the site. Utilities capacity would need to be checked.

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333 Garages behind builders yard off Fleet Street Fleet Street Nelson BB9 7	Intensification	161	Site is being proposed for new open space designation as part of the Bradley AAP. This site is in Flood Zone 3. The site may pass the Exception Test however further work is needed to clarify this.	25	Site is available.	3	Competing use for open space. The market of this area is mainly for terraced housing. However, a development scheme of terraces produces a negative residual value making the site unviable. There is no market for other dwelling types. Difficult to see how this site may come forward in the short term. Area of low market attractiveness.	189	Site is PDL, scores well against the access to service criteria and would be suitable to be redeveloped for housing. Although the site is available and ripe for redevelopment the viability of the site is low. Site may come forward in the medium term if the area improves and the site becomes more viable. N.B this site is included as open space in the Preferred Option of the Bradley AAP.	<input checked="" type="checkbox"/>	0.14	96	13		X			A Flood Risk Assessment would be required for this site to be developed. Flood alleviation measures may be required.
237 Land to side of 24 Branch Street Branch Street Nelson BB9 9	Intensification	160	Reasonable access to most services.	21	Site is available.	7	Location of the site may reduce viability. Site in an area of low market attractiveness.	188	The site is in an area of low market attractiveness and may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0187	160	3		X			
389 Garage site Off Liddlesdale Road Nelson BB9 8	Intensification	148	Site has poor access to some services which would need to be addressed. Site is previously developed and could accommodate a small number of dwellings to round off the existing development. However, development of this site may restrict future access to site 385.	25	This site is available for development.	13	This site is in an area of moderate market attractiveness.	186	Site is available for development but may come forward as part of the development of site 385 in the longer term.	<input checked="" type="checkbox"/>	0.0575	52	3		X			Utilities capacity would need to be checked.
1033 Garage site off Juno Street Juno Street Nelson BB9 8	Intensification	154	Site is adjacent to a works (bad neighbour use).	17	Site is vacant and available, however access into the site may restrict any development.	13	Site is quite narrow which may restrict development. Site in an area of moderate market demand.	184	Site is available but has some constraints. Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.2331	40	9		X			Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
146 Land to side of 190 Colne Rd Colne Road Nelson BB9 5	Intensification	156	The site has good access to a number of services.	21	Site appears to be in use but underused. However this may delay the site coming forward for development.	7	Location of the site may reduce the development viability. The small size of the site reduces the viability in the short term.	184	The site is likely to come forward in the medium term due to some issues which need to be resolved.	<input checked="" type="checkbox"/>	0.0465	42	2		X			Utilities capacity would need to be checked.
217 Land oppoposite 1 & 3 Fry Street Fry Street Nelson BB9 9	PD vacant & derelict	150	The site has reasonable access to most services.	25	Site available and ripe for redevelopment.	7	Development scheme for the site is unviable due to low selling price of terraces in this location. Site could be developed with a scheme of mainly semi-detached housing, however, the market for this type of housing in this location is uncertain.	182	Site could come forward in the medium term if the right development scheme can be found to make the site viable.	<input checked="" type="checkbox"/>	0.424	36	15		X			Utilities capacity would need to be checked.
239 Land to rear of 9 & 10 Malvern Court Lonsdale Street Nelson BB9 9	Intensification	160	Site has good access to most services. Site may be more suitable for residential use.	21	Site is available.	3	Site has planning permission for industrial use. The site is in an area of low market attractiveness.	179	Although the site has planning permission for industrial units the site is not yet under construction and could be developed for residential.	<input checked="" type="checkbox"/>	0.0544	73	4		X			Site is opposite industrial units mitigation may be needed to ensure there is no adverse impact on the residential use.

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213 Land to rear of 12 Marsden Hall Rd Marsden Hall Road Nelson BB9 9	Intensification	148	The site has reasonable access to most services. The site is previously developed.	21	Site available - under used garage site. Intention to redevelop.	7	This site is in an area of low market attractiveness and the residual land value is likely to be low or negative.	176	Site could come forward in the short term but viability of area suggests it may be more likely in the medium term.	<input checked="" type="checkbox"/>	0.1355	69	9		X			Utilities capacity would need to be checked.
224 Land to side of 15 Clough Road Clough Road Nelson BB9 0	Vacant not PDL	142	Site has reasonable access to most services. If water main runs through the site - may constrain development.	21	No major availability constraints.	11	Site may yield a modest residual value.	174	Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0502	40	2		X			Utilities capacity would need to be checked.
104 Land to rear of 213 Hibson Road Hibson Road Nelson BB9 0	Intensification	156	Good access to a number of services.	17	Unsure as to whether the site is in single ownership. Garages are run down but still partially in use.	7	Small size of site and low attractiveness of the area make this site unviable in the short term.	173	Site can only accommodate 2 dwellings. May come forward in the medium term.	<input checked="" type="checkbox"/>	0.0527	38	2		X			Negotiations may be needed to resolve ownership issues.
105 Land to the side of 19 Delph Mount Delph Mount Nelson BB9 0	Intensification	140	The site has good access to a number of services.	25	The site is readily available.	7	The site is small and could only accommodate one dwelling. This may affect the viability of developing the site. Site in an area of poor attractiveness.	172	The site may come forward in the medium term based on the fact that only one dwelling could be accommodated on site.	<input checked="" type="checkbox"/>	0.0407	24	1		X			
216 Land to rear of the Vicarage Coleman st Coleman Street Nelson BB9 9	Vacant not PDL	143	The site is next to the graveyard for St Johns Church. This may restrict development on the site. The site looks separate to the graveyard but could have been used in the past.	17	Access issues into the site need to be resolved.	11	This site is in an area of low market attractiveness. However this site is slightly isolated from the main area and could possibly yield a modest residual value.	171	Provided the access and archaeological concerns can be rectified the site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.1005	39	4		X			An archaeological survey may need to be undertaken on the site. Negotiations will be needed to resolve the access issues.
99 Land at Hulton Drive Hulton Drive Nelson BB9 0	Vacant not PDL	142	Site has good access to most services.	21	Access into the site would need to be developed.	7	Site has planning permission for a care home. However this is yet to be implemented. Site could still come forward for housing. The attractiveness of the area in general is low, but this particular location is likely to perform better and may produce a modest residual value.	170	If care home planning permission is not taken up the site could come forward for housing in the medium term. The site is not previously developed and would be subject to the sequential approach.	<input checked="" type="checkbox"/>	0.8027	35	28		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
192 Land at Bracewell Street Bracewell Street Nelson BB9 0	Vacant not PDL	142	The site has good access to most services, poor access to some.	21	The site is readily available.	7	A planning permission for a nursing home is pending on the site. This presents a potential competing use for the site. A balanced mix of dwelling types on this medium sized site provides a fairly robust residual value for this area of Nelson.	170	This site and site 195 should be developed together. Site is viable for development and the adjacent development at Priory Chase has done well. The greenfield status of the site may increase the timescales for development to the medium term.	<input checked="" type="checkbox"/>	0.8074	30	24		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
191 Land off Wenning Street Wenning Street Nelson	PD vacant & derelict	138	The site scores poorly against some of the sustainability criteria. These issues need to be resolved before any development takes place.	17	Site currently occupied by allotments and is not immediately available.	11	A mix of dwelling types will yield a positive residual value.	166	This site and site 989 should be developed together. Current usage issues must be resolved before the site can be developed.	<input checked="" type="checkbox"/>	0.6932	35	24		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations will be needed to acquire the land.
BB9 0																		
195 Land behind 77-91 Priory Chase Priory Chase Nelson	Vacant not PDL	140	Site has reasonable access to most services.	17	Site is available - access issues can be overcome.	7	A planning permission for a nursing home is pending on the site. This presents a potential competing use for the site. Although the market attractiveness of the area is generally low a similar type of development to that on Priory Chase may yield a residual value.	164	This site should be developed with site 192.	<input checked="" type="checkbox"/>	0.2065	48	10		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 0																		
94 Garages behind 270-286 Railway Street Railway Street Nelson	Intensification	140	The site has reasonable access to a number of services. Site is next to an informally designated nature reserve.	17	The loss of this garage site may cause some parking problems. Unsure whether the whole site is in single ownership - may pose a problem with acquisition.	7	Market attractiveness in this area is low. The type of development on this site would not be viable in the short term.	164	Suitable location and PDL site. Site still in use but underused. Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.245	36	9		X			Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations needed to overcome possible ownership problems.
BB9 0																		
220 Land between Bamford St & Tweed St Bamford Street & Tweed Street Nelson	Vacant not PDL	136	Site has reasonable access to most services.	17	Site still in use as a paddock.	11	Recent development adjacent to site has done well. A mix of house types may provide a viable development although the site is located in an area of low market attractiveness.	164	The site is vacant not previously developed and would be subject to the sequential test. Site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.2019	35	7		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 9																		
201 Land to the side of 52 Wickworth Street Wickworth Street Nelson	Intensification	135	The site has poor access to a number of basic services.	17	The site is still in use and this will restrict any potential development.	7	Small size of the development would not be viable in the short term as the general area has a low market attractiveness.	159	The site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.2591	35	9		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations will be required to acquire the site.
BB9 0																		

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211 Land to rear of 64 Rowland Ave Rowland Avenue Nelson BB9 9	Vacant not PDL	126	Site has poor access to some services.	17	Access into the site would be through the driveway of the former Great Marsden Hotel. Proposals for the Hotel are still undecided. There is a residential permission for the grounds of the hotel. Negotiations would need to take place to secure access into the site.	7	This site is in an area of low market attractiveness. Development may be unviable in the short term.	150	Site should be developed in conjunction with site 210 and possibly the existing outline residential planning permission for the grounds of the Great Marsden Hotel. Site could come forward in the medium term.	<input checked="" type="checkbox"/>	0.0746	50	4		X			Access constraints need to be resolved.
210 Land to rear of 30 Hazelwood Road Hazelwood Road Nelson BB9 9	Vacant not PDL	126	Site has poor access to some services.	17	Access into the site would be through the driveway of the former Great Marsden Hotel. Proposals for the Hotel are still undecided. There is a residential permission for the grounds of the hotel. Negotiations would need to take place to secure access into the site.	7	This site is in an area of low market attractiveness. Development may be unviable in the short term.	150	Site should be developed in conjunction with site 211 and possibly the existing outline residential planning permission for the grounds of the Great Marsden Hotel. Site could come forward in the medium term.	<input checked="" type="checkbox"/>	0.0974	50	5		X			Access constraints need to be resolved.
90 Land to rear of Pilgrim Street Pilgrim Street Nelson BB9 0	PD vacant & derelict	124	Has poor access to some services.	21	Vehicular access into the site can easily be overcome.	3	There may be some competition for employment land. Developing the site with a scheme of terrace/townhouses produces a negative residual value. A different mix of housing types e.g. semis produces a reasonable value, however the market for that type of housing in this area is low.	148	This site is previously developed land and is ripe for redevelopment. The site is adjacent to both residential and industrial areas. There may be some competition for the land to be used for industrial purposes. The viability of the site very much depends of the type of scheme. Timescales for development therefore will be dependant on the site becoming viable.	<input checked="" type="checkbox"/>	0.2164	64	14		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
98 Land to the side of 13 Townsley Street Townsley Street Nelson BB9 0	Vacant not PDL	123	Site has reasonable access to most services. Possible topographical issue as there is a crag face to the rear of the site.	17	Access in to site severely constrained. There is no access into the site at present. This could be overcome as to cul de sac roads end at the site boundary. However it is questionable as to whether visibility splays are adequate off the two roads to accommodate extra traffic.	5	This site would produce a modest residual value. Although generally this area has a low market attractiveness.	145	If the access issues can be overcome the site may come forward.	<input checked="" type="checkbox"/>	0.123	65	8		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access into the site may need to be negotiated.
989 Land to the rear of Southfield Street Nelson BB9 0	PD vacant & derelict	118	Site has poor access to some services and is adjacent to industrial units.	21	Site is in use but could be redeveloped.	11	Site in a poor market area but nearby new developments have performed well. If the site is developed with Site 191 a decent residual value could be achieved.	144	Site may come forward in the medium term and should be developed as part of site 191.	<input checked="" type="checkbox"/>	0.2678	35	9		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
199 Former James Nelson's Sports Ground Priory Chase Nelson BB9 0	Existing allocation	127	The site has poor access to some services.	21	Access is constrained by a ransom strip.	11	Although the general attractiveness of this area is low, a similar development to the Trent Road or Priory Chase estates may yield a residual value as these developments have performed well.	141	This site is classified as not previously developed and the viability of the site is marginal in the short term. It is likely to come forward in the medium term.	<input checked="" type="checkbox"/>	1.81	36	65		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access would need to be negotiated.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
BB9 0																		
202 Land to the rear of Ash Tree Grove Ash Tree Grove Nelson	Intensification	116	The site has poor access to a number of basic services. Any potential development of the site would need to be sensitively designed to avoid an adverse impact on the setting of a nearby Listed Building.	17	The site is still in use and this will restrict any potential development.	7	The site is reasonably small and may reduce the viability of the development.	130	The site may come forward in the medium term.	<input checked="" type="checkbox"/>	0.103	35	4		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations will be required to acquire the site.
BB9 0																		
717 Land to the East of St Mary's Junior School Spenbrook Road New Church in Pendle	Vacant not PDL	104	Although the site scores poorly against most of the accessibility criteria this reflects the site's rural location.	17	Access into the site may need to be negotiated.	15	This site is in a are of high market demand and house prices are considerably above the average in Pendle.	136	This site is not previously developed. It is in a sensitive location and any development would need to respect the surrounding built form and villagescape. The site may come forward in the medium term and could form part of an affordable scheme.	<input checked="" type="checkbox"/>	0.0708	56	4		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB12 9																		
704 Land in front of Straitgate Cottages Blacko Bar Road Roughlee	Vacant not PDL	112	The site scores poorly against the access to services criteria reflecting the rural location of the site. Site would need to be sensitively developed. Lower part of the site is within the Flood Risk Zone 2.	21	The site is vacant.	15	This site is in a high market demand, rural location. A development on this site would yield a very good residual value.	137	This site is not previously developed. The site may come forward in the medium term. Possible location for a mixed affordable scheme.	<input checked="" type="checkbox"/>	0.138	21	3		X			Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Flood alleviation measures may be required.
BB9 6																		
953 Land at Hall House Farm Foulds Road Trawden	Vacant not PDL	116	Site has poor access to most services.	21	Site vacant.	13	Site in an area of moderate marketability. A pair of semi-detached dwellings could produce a reasonable residual value.	150	This site is not previously developed. It may come forward in the medium term.	<input checked="" type="checkbox"/>	0.0409	50	2		X			Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 8																		
865 Land at Wapping Westgate Barnoldswick	Vacant not PDL	149	Any development would need to be sensitively designed so as not to impact on the conservation area.	21	Possible access issues.	15	Development scheme produces a very good residual value for this site. Site in an area of high market demand.	185	Site is not previously developed and would be subject to the sequential approach. Access constraints may also be a problem. Development of the site is viable. Site may come forward in the longer term.	<input checked="" type="checkbox"/>	1.059	36	38			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB18 5																		

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909 Land to the East of Hazel Bank Brogden Lane Barnoldswick	Intensification	136	Site has poor access to a number of services. Site is adjacent to a listed building.	21	Site still in current use. Ownership issues with the farmer. Access issues for the farmer into the fields.	15	Site in an area of high market attractiveness.	172	Site is still in use by the adjacent farm. The site may come forward in the longer term.	☑	0.19	5	1			X		Utilities infrastructure required on site. Site would need to be sensitively developed so as not to impact on the setting of the listed building. Access and ownership issues will need negotiating with the farmer.
BB18 5																		
575 Land adjacent to 12 Francis Avenue Francis Avenue Barrowford	Intensification	138	TPO covers the whole site and may restrict any development. Site also scores poorly against access to services criteria.	21	Site is available	15	Good market location and would yield a good residual value. Could be developed with site 571.	174	Site may come forward in the longer term, but TPO constraint may restrict any development.	☑	0.0317	39	1			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 6																		
571 Land off Francis Ave Francis Avenue Barrowford	Intensification	138	TPO covers the whole site and may restrict any development. Site also scores poorly against access to services criteria.	21	The site is vacant.	15	Site in a high market demand area. Site could be developed for 4 townhouses and would yield a very good return. Site could be developed with site 575.	174	Site may come forward in the longer term, but TPO constraint may restrict any development.	☑	0.0931	39	4			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 6																		
440 Land to rear of 4 Wheatley Grove Dixon Street Barrowford	Vacant not PDL	138	Site has reasonable access to some services.	17	Site still in use which may restrict development.	13	Scheme of terraces (to fit in with surrounding development form) produces a low residual value. Longer term development possible. Site in an moderate market demand area.	168	Site may come forward in the longer term. Viability of site restricts development timescales.	☑	0.0623	64	4			X		Negotiations may be needed to acquire the site. Utilities capacity would need to be checked.
BB9 8																		
668 Land to side of 268 Gisburn Rd Gisburn Road Barrowford	Vacant not PDL	128	Site has poor access to a number of services (this reflects a more rural location)	21	The site is vacant however ownership may be an issue.	15	Size of site may reduce viability. Site in an area of high market attractiveness and a single detached dwelling could make a decent return.	164	This site is not previously developed and may come forward in the longer term.	☑	0.0871	11	1			X		Utilities capacity would need to be checked.
BB9 6																		
559 Land to rear of Albert Mills Appleby Drive Barrowford	PD vacant & derelict	134	Site has reasonable access to most services.	13	Access into this site is a problem which would need to be overcome.	15	Site in an area of high market attraction. The right mix of dwellings on this site would produce a good residual value.	162	Site may come forward in the longer term. Access issues are the biggest constraint to the site. (Site should be developed with site 560)	☑	0.6066	27	16			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access issues need to be overcome. Reconfiguration of access roads may be required.
BB9 6																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
570 Land to side of Park Hill Farm Off Gisburn Road Barrowford	Car park	137	Site has poor access to some services. Site is within a conservation area.	21	Site still in current use and would need to be vacated. Site is leased by the Council to Pendle Heritage Centre.	5	This site is in a high market demand area and would yield a good residual value.	162	Site unlikely to come forward before the longer term period as it is in a current use which is unlikely to become vacant in the short term. The terms of the lease may restrict the site coming forward.	<input checked="" type="checkbox"/>	0.1781	36	6			X		Negotiations may be needed to acquire the site. Any development would need to be sensitively designed so as not to adversely impact on the conservation area.
BB9 6																		
560 Land at the end of Mint Avenue Mint Avenue Barrowford BB9 6	PD vacant & derelict	122	Poor access to some services.	13	Access constraints would need to be resolved.	15	This site is in an area of high market attractiveness. The site could yield a reasonable residual value if developed individually. May achieve a better result if developed with site 559.	150	May come forward over the long term and may be best developed as part of Sites 559 and 563.	<input checked="" type="checkbox"/>	0.0606	16	1			X		Access constraints will need to be overcome.
563 Land to rear of 14 Church Street Church Street Barrowford	Vacant not PDL	118	This site has a number of constraints. The site is in conservation area and may affect the setting of a listed building. The site scores poorly for access to some services.	11	Access into the site is the main constraint. Site is part Council owned and part privately owned. Ownership constraints would need to be overcome.	15	This site is in an area of high market attractiveness. The development of this site would yield a good residual value.	144	May come forward in the longer term. Access constraints would need to be resolved the site may be better developed with sites 559 and 560. Ownership constraints would need to be resolved.	<input checked="" type="checkbox"/>	0.849	30	25			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. The site is within a conservation area and any development would need to be sensitively designed.
BB9 6																		
44 Land on York Road York Road Brierfield	Intensification	156	The site is reasonably well located for a number of services.	21	Site owned by the church. The site may not be available. The church may have alternative uses for the site.	3	There have been previous applications on the site for an extension to the church hall. The site may be difficult to acquire. This small type of development in this location is not viable in the short term.	180	This site is not previously developed and would intensify the existing residential area. The site is small and could only accommodate a couple of dwellings. The ownership of the land may impinge on the availability of the site. Site may come forward in the longer term if ownership and viability issues can be resolved.	<input checked="" type="checkbox"/>	0.0244	100	2			X		The main constraints to this site are the market attractiveness/viability of the area and whether the site is more suitable for an alternative use. Negotiations would be needed to acquire the site.
BB9 5																		
127 Land off Glen Way Glen Way Brierfield	PD vacant & derelict	133	Part of the site contains a former landfill site and may be contaminated. A Critical Ordinary Watercourse (Hollin Mill) also runs through this site.	18	Part of the site is still in use as a car park. Negotiations may be needed to bring the land into a single ownership. Site is leased by the Council.	7	The site may face competition from industrial uses as this site may be more suited to industrial development. The potential contamination issue may increase build costs and reduce viability. The low market attractiveness of the area will reduce development potential in the immediate future.	158	The site will need remediation work before it can be developed for residential. Ownership issues may also need resolving.	<input checked="" type="checkbox"/>	1.603	51	81			X		Ground condition survey is required to determine if there is contamination on the site. If there is, remediation work needs to be undertaken. Any development would need to take account of the Critical Ordinary Watercourse.
BB9 5																		
522 Land to rear of 75 Green Rd Green Rd Colne BB8 8	Intensification	168	Site has good access to most services.	21	Site is available.	13	Single terrace property. Location and size may reduce viability. Site is in an area of moderate market viability.	202	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0145	69	1			X		Lack of off street parking will need to be resolved.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
475 Land to side of 90 Burnley Road Burnley Road Colne BB8 8	Vacant not PDL	166	Site may be more suitable as open space. The site scores well for access to most services.	21	Site available.	13	Location of the site and type of housing which could be developed there may reduce viability. Site is in an area of moderate market attractiveness.	200	Site may come forward in the longer term if viability of the site improves.	<input checked="" type="checkbox"/>	0.0321	130	4			X		Utilities capacity would need to be checked.
523 Land to side of 3 Laithe St Laithe Street Colne BB8 8	Intensification	162	Site formerly an end terrace - suitable for housing. Site has good access to most services.	17	Development of this site may reduce visibility splays from Laithe Street onto Knotts Lane.	13	Size and location of site may reduce viability. Site produces a low but positive residual value restricting when the site may come forward. Site in an area of moderate market viability.	192	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0116	86	1			X		Lack of off street parking will need to be resolved.
516 Land off Calder Street Calder Street Colne BB8 0	Vacant not PDL	154	Site has severe topographical issues which would severely limit development on this site. Site has good access to most services.	21	Site is vacant and available.	9	Topographical issues will increase build costs and limit the number of dwellings which can be developed on site. The site is also only in an area of moderate market attractiveness. Therefore the viability of the site will be reduced.	184	Site may come forward in the long term if topographical issues can be overcome.	<input checked="" type="checkbox"/>	0.2084	33	7			X		Utilities capacity would need to be checked. Topographical survey will need to be undertaken to ensure site can be developed.
519 Land at Cross Hagg Street Cross Hagg Street Colne BB8 8	Vacant not PDL	156	Site has good access to nearly all services.	13	Site still in current use. Site in multiple ownership. This would need to be resolved.	13	The site is in an area of moderate market attractiveness.	182	If ownership and current use issues can be resolved site may come forward over the longer term.	<input checked="" type="checkbox"/>	0.0525	114	6			X		Utilities capacity would need to be checked.
602 Land to side of 16 Salisbury St Salisbury Street Colne BB8 9	Intensification	156	Site has varying levels of access to different services.	21	Site is available.	7	Size of site and location may reduce the viability of the site. Site in a poor market demand area.	177	Site may come forward in the longer term if viability increases.	<input checked="" type="checkbox"/>	0.0103	96	1			X		Lack of off street parking will need to be resolved.
505 Land off Hartleys Terrace Hartleys Terrace Colne BB8 8	Vacant not PDL	142	Site is a greenfield site. Site has reasonably good access to most services.	21	Although site is in agricultural use it could be easily vacated.	5	A mix of dwellings would produce a good residual value. Site in an area of moderate market attractiveness.	167	Site unlikely to come forward before the longer term period. Greenfield site subject to sequential approach.	<input checked="" type="checkbox"/>	0.2645	33	9			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
636 Land at Allison Gr Allison Grove Colne BB8 0	Vacant not PDL	132	Site may be more suited to open space use. Site has reasonable access to most services.	21	Site is available.	13	Site in an area with moderate market attractiveness. Site would need to be developed similarly to the surrounding area with semis. The site may yield a marginal return.	166	May come forward in the longer term if viability increases.	<input checked="" type="checkbox"/>	0.1466	33	5			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
482 Large piece of Land to rear of 16 Knotts Drive Knotts Drive Colne	Existing allocation	132	Site has reasonable access to some services. New infrastructure would be required. Infrastructure capacity would need to be considered as this site would accommodate a large development.	21	The site is available and the lack of vehicular access into the site could easily be resolved as there are 3 potential entrance points into the site.	13	A mix of house types would provide a viable development on this site. The adjacent development has done well and the site is in an area of medium market attractiveness. There are likely to be micro markets operating in this area and the interest of house builders in this site suggests that a development would be achievable.	166	This site is not previously developed and therefore more likely to come forward in the long term.	<input checked="" type="checkbox"/>	5.14	30	154				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 8																		
510 Land behind the Playground Atkinson Street Colne	Vacant not PDL	132	Site is covered in trees and this may restrict development. Site is also not previously developed. The site may be better retained as open space.	19	Site is not currently in use. Site in multiple ownership. This will need to be resolved.	13	Site is in an area of moderate market attractiveness. The site may come forward in the longer term.	164	Site may come forward in the longer term given its current greenfield status. Ownership issue would need to be resolved.	<input checked="" type="checkbox"/>	0.1713	40	7				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 8																		
632 Land inbetween 271 & 273 Keighley Rd Keighley Road Colne	Vacant not PDL	128	The site would provide access to land which has been protected for long term future development. This may restrict the development of the site. Site has poor access to a number of services.	21	Site is vacant and available	15	Site achieves a modest to good residual value at this low density. Viability could be increased with a higher density development. However this may impact on the surrounding development form. This site is located in an are of high market attractiveness.	164	Site may come forward in the longer term. Greenfield status and possible access issues into a site protected for longer term future development may inhibit the development of this site.	<input checked="" type="checkbox"/>	0.178	11	2				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 7																		
385 Gib Hill Gibfield Road Colne	Existing allocation	129	Site has good access to some services and poor access to other services. This would need to be addressed if the site were developed. The site is a large greenfield site and would be subject to the sequential approach. The site does have some topographical issues. There is also a large tree planting scheme which would limit the sites developability. Careful siting and sensitively designed scheme would be required. Site also would need major infrastructure development.	21	The site is available.	13	A well designed scheme with a mix of house types would be viable on the site. Site in an area of medium market attractiveness.	163	The site is allocated for HMR reserved housing. The site is also a large greenfield site and is not likely to come forward until the longer term.	<input checked="" type="checkbox"/>	12.01	36	216				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 8																		
542 Land off Whitewalls Drive Whitewalls Drive Colne	Vacant not PDL	128	Site has poor access to some services. The site is also direct adjacent to the motorway. Site is not previously developed.	21	Site is in an agricultural use but could be vacated.	7	Site may have competing uses. Permission granted for a hotel (although now expired). This site is in an area of low market demand, although this particular location could be slightly more attractive if the right type of scheme was developed.	156	Site may come forward over the long term if a competing use is not developed. Site is also greenfield and would be subject to the sequential approach. Bad neighbouring uses would perhaps also affect the sites viability.	<input checked="" type="checkbox"/>	2.739	30	82				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 9																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
666	Vacant not PDL	118	The site has poor access to nearly all services. This would need to be addressed as part of any development proposal.	21	Site may be difficult to acquire.	15	Site in a very desirable location. This is an area of high market attractiveness. Site would yield a very good return.	154	Site is not previously developed and may come forward over the longer term.	<input checked="" type="checkbox"/>	0.2504	28	7			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations may be needed to acquire the site.
BB9 6																		
836	Vacant not PDL	130	Site has reasonable access to most services. The site has a bad neighbouring use which would impinge on the amenity of the site if developed. The site also provides a green barrier between the industrial area and the existing housing. Site may be better designated as open space.	21		11	Site in an area of general high market demand.	162	Site may come forward in the longer term. The site is vacant and not previously developed.	<input checked="" type="checkbox"/>	0.5337	33	18			X		
Land between School Fields and Old Lane Old Lane Earby BB18 6																		
833	Car park	122	Site has poor access to a number of services. This would need to be addressed as part of any development proposal.	21	Site is currently in use as a temporary car park.	15	Site in an area of high market attractiveness. The development of this site would yield a good residual value.	158	Site may come forward in the longer term if car parking issues can be resolved.	<input checked="" type="checkbox"/>	0.0315	126	4			X		Negotiations will need to take place to resolve the parking issues in this area of Earby to allow this temporary car park to be released.
BB18 6																		
811	Vacant not PDL	124	Site has poor access to a number of services. This would need to be addressed in any development proposal.	17	Access into the site is constrained this may harbour any development of the site.	15	Site in an area of high market demand. Development would yield a good residual value.	156	Site may come forward in the longer term if access issues can be overcome.	<input checked="" type="checkbox"/>	0.0864	23	2			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations will be needed to deal with the access issues.
BB18 6																		
727	Vacant not PDL	126	Site has poor access to a number of services reflecting the site's more rural location. The site sits 30m from a listed building and any development could have a potential impact on the setting of the building.	21	Access into the site maybe a problem.	15	Good residual value. However other constraints may inhibit the site's development. Site in an area of high market attractiveness.	162	Site may come forward in the longer term if access problems can be overcome.	<input checked="" type="checkbox"/>	0.0679	39	3			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB12 9																		
688	Vacant not PDL	114	Hearsay flooding problems - but not in the flood zone. Could be a potential problem. Site may affect setting of a listed building. Poor access to some services.	21	The site is vacant and available.	15	A good residual value for the site can be achieved with the right mix and types of dwelling.	150	Site may come forward over the longer term due to the greenfield status of the site.	<input checked="" type="checkbox"/>	0.3433	36	12			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 7																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
695 Land behind the Works Station Road Foulridge	Vacant not PDL	116	The topography of the site is quite steep and development may cause amenity issues for the existing residents below.	17	Access into the site is constrained by the car part for the works below.	15	This site is in an area of high market attractiveness and could yield a good return.	148	This site is not previously developed and may only come forward in the longer term.	<input checked="" type="checkbox"/>	0.234	35	8			X		Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 7																		
180 Land adjacent to 67 Vernon Street Vernon Street Nelson BB9 9	Intensification	170	Site formerly occupied by an end terrace property. The site is suitable for one replacement end of terrace. The site has very good access to most services.	25	Site is available.	7	Site can only accommodate one dwelling. Very poor market location developments of this sort in this location may only come forward in the longer term period.	202	The site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0138	72	1			X		
344 Land adjacent to 85 Leeds Road Leeds Road Nelson BB9 9	Car park	176	Very good access to nearly all services - well located site.	17	Site in current use.	7	Location of site may reduce viability. Low selling price of terraces makes the site unviable. Market at this location only for terrace properties. Site in an area of low market attractiveness.	200	Excellent access to services but poor market location makes the site unviable at this time. Site may come forward in the longer term if the area improves and the site becomes more viable.	<input checked="" type="checkbox"/>	0.0523	50	3			X		
358 Land adjacent to 16 Raven Street Raven Street Nelson BB9 8	Intensification	162	Good access to most services.	25	Site is vacant and available	13	Site in an area of moderate market attractiveness. Size of site will limit the viability.	200	The site may have longer term development prospects.	<input checked="" type="checkbox"/>	0.0235	85	2			X		Lack of off street parking will need to be resolved.
179 Land adjacent to 44 Brunswick Street Brunswick Street Nelson BB9 9	Intensification	170	Site has good access to most services.	25	Site is available.	3	A planning application has been submitted for a car park on this site. This presents a potential competing use for the site. Size of site and location may reduce viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.	198	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0252	80	2			X		
181 Land adjacent to 54 Carleton Street Carleton Street Nelson BB9 9	Intensification	166	Site formerly occupied by an end terrace property. The site is suitable for one replacement end of terrace. The site has very good access to most services.	25	Site is available.	7	Poor market location. Site can only accommodate one dwelling. Very poor market location developments of this sort in this location may only come forward in the longer term period.	198	The site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0187	53	1			X		
323 Land adjacent to 80 Every Street Every Street Nelson BB9 7	Intensification	166	Excellent access to most services.	25	Site is available.	7	Location likely to reduce viability of the site. Site in an area of low market attractiveness.	198	Unlikely to come forward until the longer term if at all.	<input checked="" type="checkbox"/>	0.0126	79	1			X		Lack of off street parking may need to be resolved.
359 Land adjacent to 19 Raven Street Raven Street Nelson BB9 8	Intensification	162	Good access to most services.	21	Possible visibility problems if site developed.	13	Site in an area of moderate market attractiveness but size of site and type of development will reduce viability.	196	The site may have longer term development prospects.	<input checked="" type="checkbox"/>	0.0132	75	1			X		Lack of off street parking will need to be resolved.

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
361 Land adjacent to 26 Poplar Street Nelson BB9 8	Intensification	160	Site has good access to most services. Site originally had two terrace properties on it. Site suitable for housing.	21	Site is available.	13	Location and size of site may reduce viability. Site in an area of medium market attractiveness.	194	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0173	115	2			X		Lack of off street parking will need to be resolved.
309 Land to side of 14 Henry Street Nelson BB9 7	Intensification	162	Very good access to most services.	25	Site is available.	7	Location and size of site may reduce the viability. Site in an area of low market attractiveness.	194	Site may have longer term development prospects.	<input checked="" type="checkbox"/>	0.0058	172	1			X		
175 Land to side of 54 Wilkinson St Nelson BB9 9	Intensification	168	Site has very good access to most services. The site is small and could only accommodate 1 dwelling.	25	Site is available	5	Location may reduce development viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.	193	This site is small but may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0100	100	1			X		
173 Land to side of 23 Duerden St Nelson BB9 9	Intensification	158	The site has very good access to nearly all services. However, the site is small and triangular in shape which may restrict development. The site is currently occupied by a number of trees. The site is concreted and rundown.	25	Site is available.	7	Location of site may reduce development viability. Very poor market location developments of this sort in this location may only come forward in the longer term period.	190	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0155	129	2			X		
231 Land to side of 69 Larch Street Nelson BB9 9	Intensification	160	Site has good access to most services. Some topographical issues.	21	Site not in use - possible ownership issues?	7	Location and size of site may reduce the viability of the site. Site in an area of low market attractiveness.	188	Site may come forward over the longer term as area is not viable in the short term.	<input checked="" type="checkbox"/>	0.0102	98	1			X		Negotiations may be needed to resolve ownership issues.
233 Land to side of 25 Pine Street Nelson BB9 9	Intensification	157	Good access to most services. No adverse affect.	21	Site is available.	7	Size and location of site may reduce viability. Site is in an area of low market attractiveness.	185	Site may come forward over the longer term due to viability issues.	<input checked="" type="checkbox"/>	0.0097	102	1			X		
366 Land adjacent to 39 Fulham Street Nelson BB9 8	Intensification	150	Site has reasonably good access to most services.	21	Site is available.	13	Site is in an area of moderate market attractiveness. The size of the site and the type of housing in that location will reduce the viability.	184	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0169	118	2			X		Lack of off street parking will have to be resolved.
365 Land adjacent to 40 Fulham Street Nelson BB9 8	Intensification	150	Site has reasonably good access to most services. Site originally had a terrace house on it. Site suitable for housing.	21	Site is available.	13	Size and location of the site may reduce viability. Site in an area of medium market attractiveness.	184	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0087	115	1			X		Lack of off street parking will need to be resolved.
300 Land to side of 70 Buccleuch Road Nelson BB9 7	Intensification	156	Site is adjacent to the motorway. Site has good access to most services.	25	Site is available.	7	Location and size of site may reduce viability. Site in an area of low market attractiveness.	181	Site may have longer term prospects due to low viability of the site.	<input checked="" type="checkbox"/>	0.0251	40	1			X		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
193 Land adjacent to 161 Manor Street Nelson BB9 0	Intensification	153	This site has reasonable access to most services. The site is in Flood Zone 2.	21	Site is available.	7	Location and size of the site may reduce the viability of the site. Poor market location.	181	This site is only suitable for one end of terrace dwelling. It may come forward in the longer term.	<input checked="" type="checkbox"/>	0.0101	99	1			X		Flood alleviation measures may be required.
313 Land to side of 3 Burns Street Nelson BB9 7	Intensification	152	Site has very good access to most services.	25	Site is available.	7	Location and size of site may reduce the viability. Site in an area of low market attractiveness.	177	Site may have longer term development prospects due to viability of site.	<input checked="" type="checkbox"/>	0.0130	153	2			X		Lack of off street parking may need to be resolved.
394 Land off Sansbury Crescent Nelson BB9 8	Vacant not PDL	142	The site has poor access to some services. Site may be more suitable to be retained as open space.	21	Site is available.	13	This site is in an area of moderate market attractiveness. A small mix of housing types may produce a modest residual value.	176	Site may come forward in the longer term.	<input checked="" type="checkbox"/>	0.2512	35	9			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
420 Land adjacent to 163 Reedyford Road Nelson BB9 8	Vacant not PDL	140	Scores poorly against some of the accessibility criteria.	21	Site is available.	13	This site is in an area of moderate market attractiveness. The development of a single detached dwelling may produce a modest residual value.	174	Site may come forward over the longer term.	<input checked="" type="checkbox"/>	0.0505	20	1			X		Utilities capacity would need to be checked.
387 Land behind 51-71 Oxford Road Nelson BB9 8	Vacant not PDL	136	Poor access to some services. This issue would need to be addressed as part of any development proposal.	21	Site is available.	13	Site is in an area of moderate market attractiveness. Site may be more viable if developed with Site 385.	170	Site may come forward as part of the development of site 385.	<input checked="" type="checkbox"/>	0.3067	32	10			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
289 Land to side of 1 Parrock Road Nelson BB9 6	Vacant not PDL	131	Site has poor to reasonable access to most services. It is poorly located next to the bypass and roundabout. Topographical and townscape issues may be a problem.	21	Site available	15	Awkward location may reduce viability, plus small site only suitable for one dwelling. Although site is an area of high market attractiveness.	167	Due to awkward location site may not come forward until the longer term. Site may also be more suitable for open space.	<input checked="" type="checkbox"/>	0.0568	18	1			X		Utilities capacity would need to be checked.
388 Land behind Ruston Close Nelson BB9 8	Vacant not PDL	136	Poor access to some services. This issue would need to be addressed as part of any development proposal.	17	Access problems could be overcome if site developed in conjunction with other surrounding sites.	13	Site in an area of moderate market attractiveness. Site would be more viable if developed in conjunction with site 385.	166	Site may come forward as part of the development of site 385.	<input checked="" type="checkbox"/>	0.2519	30	7			X		Access into the site may need to be negotiated. Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
282 Land on Willow Close Nelson BB9 6	Intensification	127	Poor to reasonable access to some services. Site may be best left as open space?	21	Site is available	15	Site can only accommodate one dwelling - this may reduce the viability of the site. Good location though.	163	Site may come forward over the longer term due to small size of site.	<input checked="" type="checkbox"/>	0.0393	25	1			X		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Action Needed:
386	Vacant not PDL	128	Good access to some services, poor access to others. Development of this site could restrict access into site 385. Development of this site could be part of the development of site 385.	21	Site is available.	13	Site in an area of moderate market attractiveness. Site will be more viable if developed with Site 385.	162	Site may come forward as part of the development of site 385.	<input checked="" type="checkbox"/>	0.0779	50	4			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 8																		
152	Vacant not PDL	137	The site has reasonable access to most services. The site is covered by a number of trees and some are protected by a TPO. Part of the site is also occupied by vehicles and storage for the works adjacent. The actual developable area of the site is much reduced. A Critical Ordinary Watercourse (Edge End Brook) runs through part of this site.	17	Possible highways issues - access to site so close to roundabout. Any increase in traffic could be a problem. Large part of the site still in use as part of works.	7	Site may become more viable in the longer term.	161	Site may come forward in the longer term and be developed along with Site 149.	<input checked="" type="checkbox"/>	0.5619	30	17			X		Access problems will need to be resolved. The Critical Ordinary Watercourse will need to be considered in any development proposal.
BB9 7																		
198	Vacant not PDL	127	The site has poor access to a number of services. There is also an issue of potential contamination on the site.	25	Site is not in use and available.	7	The market attractiveness in this area is low.	158	Remediation work may be necessary on the site. May come forward over the longer term.	<input checked="" type="checkbox"/>	0.5662	36	20			X		A ground condition survey will need to be undertaken to establish if the site is contaminated. Remediation work will need to be carried out. Utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 0																		
203	Vacant not PDL	127	The site has poor access to a number of key services. The site also has potential contamination issues and topographical issue which need to be resolved.	17	There is currently no access into the site. If the site were developed with sites 204&205 access could be gained.	11	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.	155	This site is not previously developed and would be subject to the sequential test. The site is unlikely to come forward until the longer term.	<input checked="" type="checkbox"/>	2.125	30	64			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. A ground condition survey is required to test for contamination.
BB9 0																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Action Needed:
84	Vacant not PDL	122	This site is vacant not previously developed. The site has a poor level of access to services. The site may also impact on the setting of a conservation area.	19	There is no direct access into the site. Improvements would need to be made to access the site.	11	The site may yield a modest residual value, although attractiveness of the area in general is low.	152	This site is classified as vacant not previously developed, any proposal for development would have to follow the sequential test. The site is more likely to come forward in the longer term.	<input checked="" type="checkbox"/>	2.277	36	82			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Sensitively designed scheme would be needed to avoid an adverse impact on the adjacent conservation area and to overcome the problems or being adjacent to an industrial area. Access into the site may need to be negotiated.
BB9 0																		
149	Vacant not PDL	126	The site would need major infrastructure improvements for development to take place. The site also has a poor level of access to some services. The site is also at potential risk of flooding from the canal.	13	Access to the site is constrained by an existing property.	7	Canal side location may boost achievability, however poor market attractiveness of area and type of development make site unviable in the short term.	146	This site may come forward in the longer term. There are a number of constraints which would need to be overcome before the site was developed - mainly access.	<input checked="" type="checkbox"/>	0.7018	72	50			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Negotiations needed to secure access into the site. Flood alleviation measures may be required to prevent flooding from the canal.
BB9 5																		
86	Vacant not PDL	121	Part of the site is within a floodplain (Flood Zone 3) and this part of the site should remain undeveloped. Further flood risk assessment would need to be undertaken. The site is immediately adjacent to Walverden water.	13	There is no current access into the site and highway improvements would be needed.	11	The site may yield a modest residual value, although attractiveness of the area in general is low.	145	This site is classified as vacant not previously developed, any proposal for development would have to follow the sequential test. The site is more likely to come forward in the longer term. The flood risk issue would need to be overcome.	<input checked="" type="checkbox"/>	1.062	36	38			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access into the site may need to be negotiated. Flood alleviation measures may be required for part of the site.
BB9 0																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constrains Action Needed:
204	Existing allocation	110	This site scores poorly against the access to services criteria. Any proposed development would need to address these issues. The site has some topographical issues. Parts of the site may be potentially contaminated.	21	Access into the site can be resolved.	11	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.	142	The site is not previously developed and would be subject to the sequential test. The site is allocated for potential housing in conjunction with the HMR programme. The site would be more likely to come forward in the longer term.	<input checked="" type="checkbox"/>	1.693	30	48			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. A ground condition survey would be required to establish the extent of any contamination on site and the remediation work that would be required.
BB9 0																		
205	Existing allocation	108	This site has poor access to most key services. The site also has some topographical issues and Clough Head Beck running to the north of the site. Part of the site is also a former landfill site and potential contamination would need to be remediated.	21	The site is available.	11	Although the site is in an area of low market attractiveness a good residual value could be achieved with the right mix of dwellings.	140	The site is not previously developed and would be subject to the sequential test. The site is allocated for potential housing in conjunction with the HMR programme. The site would be more likely to come forward in the longer term.	<input checked="" type="checkbox"/>	1.564	30	45			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. A ground condition survey would be required to establish the extent of any contamination on site and the remediation work that would be required.
BB9 0																		
207	Vacant not PDL	92	The site scores poorly for most key services. The site also suffers from severe topographical problems and much of the site is likely to be undevelopable due to these issues.	19	Site is in multiple ownership and this may reduce the availability of the site in the short term. Ownership issues would need to be resolved.	7	Suitability problems may increase build costs and reduce the viability of the site.	118	This site is unlikely to come forward before the longer term period. The site is not previously developed and has a number of suitability issues.	<input checked="" type="checkbox"/>	0.7489	35	15			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB9 0																		
966	Vacant not PDL	129	Site has poor access to a number of services.	13	Access into the site is constrained.	13	Site in an area of moderate market attractiveness. A small development may produce a modest residual value in this location.	155	Site may come forward in the longer term if access issues can be resolved.	<input checked="" type="checkbox"/>	0.0629	63	4			X		Utilities capacity would need to be checked.
BB8 8																		
963	Intensification	118	Site has poor access to a number of services.	17	Access to the site may need improvements.	13	Site produces a good residual value and may come forward in the longer term.	148	Site may come forward in the longer term if access issues can be resolved. Site is viable with the right mix of housing.	<input checked="" type="checkbox"/>	0.3196	35	11			X		Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked.
BB8 8																		

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
426 Land to side of 16 Garnett Street Garnett Street Barrowford BB9 8	Intensification	153	Site has good access to most services. The site is within Flood Zone 3 and would not pass the Exception Test. The site should be considered as not developable and should be removed from the assessment.	25	Site is available.	13	Site in an area of moderate attractiveness. However site and type of development may reduce the viability.	191	The site is in an area at risk of flooding. The site would not pass the exception test and should therefore be removed from the assessment.	<input type="checkbox"/>	0.0065	153	1				X	Flood alleviation measures may be required.
455 Land to side of 1 Rushton Street Rushton Street Barrowford BB9 8	Vacant not PDL	156	Site too small and isolated to be developed. Site would be more suitable as open space.	17		15	Site too small and isolated to be developed. Site should be retained as open space. Site is in an area of high market attractiveness. However a single small dwelling may not be viable.	188	Site too small and isolated to be developed. Site should be retained as open space. Unlikely to come forward in the foreseeable future.	<input type="checkbox"/>	0.0064	155	1				X	
442 Land to rear of 8 Deepdale Green Deepdale Green Barrowford BB9 8	Vacant not PDL	142	Although the site has good access to most services the flood risk issue is of high concern.	25	Site vacant and available.	5	Site in an area of moderate demand. Site could only accommodate a single dwelling.	169	Flood risk issue renders the site undevelopable for the foreseeable future.	<input type="checkbox"/>	0.0507	20	1				X	
569 Land between Maltkiln and 162 Gisburn Road Gisburn Rd Barrowford BB9 6	PD vacant & derelict	126	The archaeological remains may severely restrict any development on this site.	21		15	This site is in an area of high market attractiveness.	162	Site has archaeological remains which cannot be built upon.	<input type="checkbox"/>	0.0370	108	4				X	
699 Land next to 416 Gisburn Rd Gisburn Road Blacko BB9 6	Vacant not PDL		Site unsuitable for development.	17					Site is garden land and part of the war memorial. Site undevelopable for the foreseeable future.	<input type="checkbox"/>	0.0271	37	1				X	
123 Land between 158 & 160 Colne Road Colne Road Brierfield BB9 5	PD vacant & derelict	156	Although the site scores well against the sustainability criteria the site is small and would adversely affect the amenity of the two neighbouring properties blocking out several windows.	21	No access constraints.	7	The site could only accommodate one dwelling as is likely to be unviable.	184	Site not developable due to the adverse impact on the two adjacent properties.	<input type="checkbox"/>	0.0188	53	1				X	
126 Land at Junction St & Hollin Mill Street Junction Street Brierfield BB9 5	Car park	139	The site has reasonable access to a number of services. However it is poorly located in terms of the surrounding uses and the loss of car parking facilities may cause parking problems for the Junction 12 retail outlet.	21	Site is still in use.	3	The location of the site reduces the viability for residential development.	163	Site unlikely to come forward in the foreseeable future. Still used as a car park and has bad neighbouring uses.	<input type="checkbox"/>	0.1192	41	5				X	
11 Land off Brooden Drive Brooden Drive Brierfield BB9 5	Intensification	134	This site is unsuitable for development as it is currently used as a car park for the existing residents of the cul de sac. Removal of this car park would cause insurmountable parking problems. There is no way of creating alternative parking for residents.	21	Although the site scores highly on the availability criteria the site is in current use and there is no alternative location for the current use. Therefore the site is considered unavailable.	7	The site is a small and unusual shape and only 1 property could be developed. This may not be viable.	162	Although the site scores reasonably highly there are current use issues that cannot be overcome to allow the site to come forward	<input type="checkbox"/>	0.0457	21	1				X	
133 Land to rear of Every St Every Street Brierfield BB9 5	Intensification	132	Although the site scores reasonably well against the sustainability criteria the development would be sited too close to the existing sheltered housing adversely impacting on the amenity of existing residents.	17	The frontage of any development would likely face the existing back street. Visibility splays from this street are likely to be substandard.	7	Location unviable.	151	Site is unlikely to be developable due to the close proximity to existing dwellings impinging on the amenity value. The site is awkwardly positioned between a row of terraces and sheltered accommodation.	<input type="checkbox"/>	0.0583	68	4				X	

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
476 Land across from the Garage on New Street New Street Colne BB8 8	PD vacant & derelict	165	Site has very good access to all services. However site has flood risk issues and topographical issues to the rear of the site.	21	The site is in current use and the intention is to expand the current use.	9	Site more suitable for industrial use. Site in an area of moderate market attractiveness.	196	This site is more suitable for industrial purposes and is unlikely to become available for housing in the foreseeable future.	<input type="checkbox"/>	0.0537	67	2				X	
1010 Land adjacent to 21 Crabtree Street Shaw Street Colne BB8 0	Intensification	166	Topography and retaining walls issues.	21		9	Small site could only accommodate one dwelling. Unlikely to be viable considering market attractiveness and topographical constraints.	187	Site unlikely to be developed due to the retaining walls of the existing terrace block.	<input type="checkbox"/>	0.0185	54	1				X	
477 Land behind 58 Burnley Road Burnley Road Colne BB8 8	Car park	156	The site has good extremely good access to most services. However the site does have flood risk issues.	21	The site is in current use as a car park for the adjacent premises. It is under used but still in use.	9	The site is in a poor location for residential development. Although the general area has a moderate market demand. The site fronts onto the backs of existing terraces and between two industrial uses. The viability / attractiveness of the site would be reduced.	186	Unlikely to be developable in the foreseeable future.	<input type="checkbox"/>	0.1437	50	7				X	
529 Land to side of 64 Knotts Lane Knotts Lane Colne BB8 8	Vacant not PDL	161	Site scores very well for all services. Site is in flood zone 3 and would not pass the exception test. The site should be considered as undevelopable. The site may be better retained as open space.	21	This site is vacant and available.	13	This site is in an area of moderate market attractiveness. The right development scheme could yield a residual value.	184	The site is in the flood zone and would not pass the exception test. The site should therefore be removed.	<input type="checkbox"/>	0.0773	50	4				X	Utilities capacity would need to be checked. Flood alleviation measure may be required.
1004 Land to the north of Shaw Street Shaw Street Colne BB8 0	Vacant not PDL	154	Topography will severely restrict any development of this site.	17		9	Topographical constraints would increase the build costs of the site, possibly making it unviable.	180	Site is unlikely to be developed in the foreseeable future. Topographical constraints are too severe.	<input type="checkbox"/>	1.155	69	24				X	
981 Land at the bottom of Midgley Street Midgley Street Colne BB8 0	Vacant not PDL	154	Site would be better retained as open space.	21		13	Site would only yield one dwelling and would be isolated from the two adjacent blocks of terraces.	175	Site unlikely to be developable in the foreseeable future.	<input type="checkbox"/>	0.0130	76	1				X	
652 Land to side of 3 Carr Road Carr Road Colne BB8 9	Vacant not PDL	134	Site would be better retained as open space. Impact on amenity of the are if this site was developed.	21		7	Site too small and in an area of low market demand.	162	Unlikely to be developed in the foreseeable future, site unsuitable for development.	<input type="checkbox"/>	0.0156	64	1				X	
657 Land to side of 1 Belgrave Road Belgrave Rd Colne BB8 9	Vacant not PDL	128	Site would be better retained as open space. Impact on amenity of the area if this site was developed.	21		11	Site in an area of low market demand.	160	Unlikely to be developed in the foreseeable future, site unsuitable for development.	<input type="checkbox"/>	0.0245	81	2				X	
578 Land in between 19 & 21 Priestfield Ave Priestfield Avenue Colne BB8 9	Vacant not PDL	124	Site has poor access to some services. The site also has a number of mature trees on it and a public footpath which runs through it. These may present considerable constraints to the site's development.	21		7	Site in an area of low market attractiveness. Site would only yield one dwelling which may not be viable in this location.	152	Site unlikely to be developed in the foreseeable future due to viability issues and the presence of the public footpath.	<input type="checkbox"/>	0.0203	49	1				X	

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
623 Land to rear of Clarence Street Clarence Street Colne BB8 0	PD vacant & derelict	129	Site is too narrow to develop and too close to bad neighbouring uses of the builder yard and works.	13	Access into the site is constrained.	9	May be better expansion land for the works/builder yard. Site in an area of moderate market attractiveness.	151	Unlikely to be developed in the foreseeable future due to access, size and bad neighbouring uses constraints.	<input type="checkbox"/>	0.0899	69	6				X	
1013 Judge Fields Colne BB8 9	Vacant not PDL		Site already designated as open space. No valid reason to remove the designation. Site should not be included in the final list of available housing sites.	21					Site designated as open space not developable.	<input type="checkbox"/>	0.183	35	6				X	
797 Land at the corner of Kenilworth Drive Kenilworth Drive Earby BB18 6	Vacant not PDL	132	Site would be better retained as open space. The site would adversely affect the amenity of the existing residential area.	21		15	The site is an awkward shape to develop and is small. General area is an attractive market location.	168	Site is unlikely to be developed in the foreseeable future due to shape, size and position.	<input type="checkbox"/>	0.0145	69	1				X	
809 Land adjacent to 48a Longroyd Road Longroyd Road Earby BB18 6	Vacant not PDL	120	Site is in flood risk zone 3 presenting a major constraint to development.	19	Access is partly constrained	15	Site in an area of generally high market demand.	154	Unlikely to be developed in the foreseeable future due to flood risk and access constraints.	<input type="checkbox"/>	0.4127	33	14				X	
832 Land to the South of the Bungalow Croft Street/Nook Croft Earby BB18 6	Vacant not PDL			13					Site unlikely to come forward in the foreseeable future. There is no access to the site and no way to resolve this issue.	<input type="checkbox"/>	0.0596	50	3				X	
741 Land adjacent to 28 Old Laund Street Old Laund Street Fence and Wheatley BB12 9	Car park	136	Site would unacceptably reduce car parking facilities.	21	Site is still in use as a car park.	15	Size of site and location would mean the single dwelling would be isolated from the rest of the terrace block.	172	Not developable in the foreseeable future as the site is still in use and the loss of car parking would cause a significant adverse impact on the locality.	<input type="checkbox"/>	0.0173	57	1				X	
790 Land off Colne Road Colne Road Kelbrook BB18 6	PD vacant & derelict	124	Site is in flood risk zone 3 presenting a major constraint. Site may also be better retained as open space.	17	The site is in current use and the parish council have spent money on improving this site. It is unlikely to become available for housing development.	15	High market location.	156	Site unlikely to be developed in the foreseeable future,	<input type="checkbox"/>	0.0903	39	4				X	
785 Land behind the Bungalow Harden Road Kelbrook BB18 6	Vacant not PDL	115	Site is in flood risk Zone 3. The site may adversely impact on the amenity of the surrounding area.	13	Access into the site is a major constraint and unlikely to be easily overcome. Site is still in use as a paddock.	15	The site is located in a high market demand location.	143	Site unlikely to be developed in the foreseeable future as it has potential flood risk issues and access problems.	<input type="checkbox"/>	0.1008	19	2				X	
307 Land to side of 82 Pendle Street Pendle Street Nelson BB9 7	Intensification	162	Very good access to most services. However, site would impinge on the amenity of the existing dwelling as there would be a loss of a window.	21	Site is available.	7	End of terrace site. Only suitable for 1 dwelling. Location of site poor. Reduces viability of site.	190	Unlikely to be developable in the foreseeable future	<input type="checkbox"/>	0.0087	114	1				X	

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
312 Land to side of 35 Burns Street Burns Street Nelson BB9 7	PD vacant & derelict	151	Neighbouring uses severely impact on the amenity of the site. Site scores well against the access to services criteria.	25	Site is available.	7	Location and size of site reduce viability. Site in an area of low market attractiveness.	183	Site unlikely to be developable due to impact of neighbouring use.	<input type="checkbox"/>	0.0057	174	1				X	
302 Land to side of 123 Carr Road Carr Road Nelson BB9 7	Vacant not PDL	154	Development would be inappropriate as it would be too close to the windows on the block of terraces.	21	Site is available.	3	Site is in an area of low market attractiveness and is small and unviable. Site better as open space.	178	Unlikely to be developed. Site better retained as open space.	<input type="checkbox"/>	0.0293	34	1				X	
356 Land adjacent to 286 Leeds Road Leeds Road Nelson BB9 8	Vacant not PDL	165	Site has good access to most services. The site may be more suitable for open space use.	13	Poor location at the junction.	1	Competing uses for community centre or open space. Site in an area of moderate market attractiveness.	174	Site unlikely to be developable for residential in the foreseeable future.	<input type="checkbox"/>	0.0190	52	1				X	
230 Land to rear of 21 Athol Street Athol Street Nelson BB9 0	Intensification	150	Site may be more suitable for current use. Planning permission just granted for a new garage.	21	Planning permission just granted for a replacement garage. May not be available for housing.	3	Site has planning permission for an alternative use which may be more suitable. The site is in an area of low market demand and is unlikely to come forward.	167	Unlikely to be available competing uses more likely to come forward.	<input type="checkbox"/>	0.03	66	2				X	
116 Land to side of Brierfield House Hardy Avenue Nelson BB9 5	Vacant not PDL	141	Site has severe topographical issues and is adjacent to a conservation area, large open space designation and a nursing home. Site unlikely to be developable due to topography.	17	No / severely constrained access into the site. No easy way to resolve access issues.	7	The location of the site and the additional build costs due to the topography make this site unviable.	165	A number of constraints which cannot be easily overcome in the foreseeable future render this site not developable.	<input type="checkbox"/>	0.2684	35	9				X	
1002 Site between 27 and 29 Highgate Highgate Nelson BB9 0	Vacant not PDL	137	Topography would severely restrict development of this site.	21	Planning permission has bee refused on this site on highways ground. These could be overcome and would need addressing in any proposed development.	7	Topographical issues will increase build costs. Site in an area of low market attractiveness and will likely be unviable.	165	Site probably not developable in the foreseeable future. Topography and access issues.	<input type="checkbox"/>	0.5573	35	8				X	
223 Land to side of 2 Marsden Hall Road Marsden Hall Road Nelson BB9 0	Vacant not PDL	140	A water mains runs through the site. The site also suffers from subsidence and is unlikely to be developable.	17		7	Site in an area of low market attractiveness, although the adjacent new developments have performed well.	164	Site unlikely to be developed in the foreseeable future.	<input type="checkbox"/>	0.3812	36	14				X	
222 Land to the side of 9 Marsden Place Marsden Place Nelson BB9 0	Vacant not PDL	140	A water mains runs through the site. The site also suffers from subsidence and is unlikely to be developable.	17		7	Site in an area of low market attractiveness, although the adjacent new developments have performed well.	164	Site unlikely to be developed in the foreseeable future.	<input type="checkbox"/>	0.1689	30	5				X	
148 Land to rear of 20 Park View Close Park View Close Nelson BB9 5	Vacant not PDL	140	The site has good access to most services. However, the site is adjacent to a roundabout and any proposed development would result in the loss of a large highway verge.	13	There is no way of providing adequate visibility splays from any access into the site. This would severely restrict the development potential of the site.	7	Location of the site may reduce the viability. Low market attractiveness.	160	This site is unlikely to be developable due to its shape, size, lack of access and other highways issues.	<input type="checkbox"/>	0.0734	35	3				X	

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Constraints Action Needed:
320 Land around 21 Norfolk Street Norfolk St Nelson BB9 7	Commercial building	142	The site may be more suited to its current use.	13	Site still in use and unlikely to become vacant in the foreseeable future.	3	The site has competing uses for industrial purposes (garage and store).	158	Site unlikely to become available in the near future.	<input type="checkbox"/>	0.1082	26	3				X	
433 Land off Barrowford Road Barrowford Road Nelson BB9 6	PD vacant & derelict	132	Site may be more suited to industrial use.	13	Access into the site is severely constrained. There would be highways issues for access on to the bypass. The only real access would be via the proposed business park and this would have a ransom demand.	11	Competing uses for employment. Site in an area of high market attractiveness. A mix of dwelling types would yield a good residual value.	156	Site possibly more suited to employment development. Access constraints into the site are unlikely to be able to resolved in the foreseeable future.	<input type="checkbox"/>	1.069	30	32				X	Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Access problems need to be overcome.
279 Land to side of Victory Park Victory Park Nelson BB9 6	PD vacant & derelict	129	Site is in a flood risk area.	13	Access to the site is constrained.	11	Site in an area of high market attractiveness.	153	No real access to the site unlikely to be developable in the foreseeable future.	<input type="checkbox"/>	0.0999	30	3				X	
418 Land to the side of 20 Boothman Place Boothman Place Nelson BB9 7	Vacant not PDL	135	Possible topographical problems and bad neighbouring uses. These issues may restrict development.	13	Possible availability problems which may not be able to be resolved in the foreseeable future.	1	Part of site currently forms the curtalidge of the industrial units. Site in an area of low market demand.	149	Site unlikely to be developable in the foreseeable future.	<input type="checkbox"/>	0.0666	90	6				X	
150 Land to east of M65 Off Churchill Way Nelson BB9 7	Vacant not PDL	122	The site has poor access to most services and is not well located. The site is also directly adjacent to the motorway.	13	No access to the site and there is no way of overcoming this constraint.	7	Low selling prices, poor market attractiveness. Site unviable.	142	This site is unlikely to come forward in the next 15 years. The access and infrastructure constraints are too severe along with the low viability of the site.	<input type="checkbox"/>	0.4099	33	14				X	
151 Land to the SW of Allotments east of M65 Off Churchill Way Nelson BB9 7	Vacant not PDL	122	The site has poor access to most services.	13	There is no direct access into this site. The only possible access route is through the adjacent allotments.	7	Low viability area.	142	This site is not deemed to be developable for residential purposes in the foreseeable future due to the access constraints.	<input type="checkbox"/>	0.6812	35	24				X	
190 Land behind 3-16 St Georges Road St Georges Road Nelson BB9 0	Vacant not PDL	126	This site has both topographical and flood risk issues which render the site undevelopable for the foreseeable future.	13	Access into the site is severely constrained.	5	Topography would increase build costs. Site is already in an unattractive market location and the viability of the site is negative.	141	Both the topographical, flood risk and viability issues make this site undevelopable for the foreseeable future.	<input type="checkbox"/>	0.4909	20	10				X	
85 Triangle of land below allotments End of Southfield Street Nelson BB9 0	Intensification	120	The site scores poorly against a number of sustainability criteria. The site would be more suitable as allotment open space.	13	Still in current use and major improvements needed to the highways to access the site.	7	Small size of site and poor location reduces the viability of this site.	140	This site is small and not easily accessed. It is surrounded by allotment open space and performs a similar function. Access to key services is poor.	<input type="checkbox"/>	0.1441	14	2				X	

Site Ref	Source of Supply:	Suitability Score:	Suitability Comment:	Availability Score:	Availability Comment:	Achievability Score:	Acheivability Comment:	Total score:	Overall Comment:	Retain	Gross Site Area (Ha):	Density	Yield:	0-5 years:	6-10 years:	11-15 years:	Not developable	Action Needed:
174 Land to side of 60 Bradshaw St Bradshaw Street Nelson BB9 9	PD vacant & derelict				Site not available - now being developed for a play area.					<input type="checkbox"/>	0.0534	37	2				X	
945 Land adjacent to 7 Carrier's Row Carrier's Row Laneshawbridge BB8 7	Vacant not PDL	109	Site adjacent to a listed row of cottages. Any development of this site would need to respect and be sensitively designed to fit in with the existing buildings. Site has poor access to a number of services. The site is in Flood Zone 3 and would not pass the Exception Test. The site should be considered undevelopable.	19	Access / highways issues may restrict development. The road is narrow and visibility splays at the end are probably not adequate to cope with the increase of traffic the site may generate.	15	Site in an area of high market attractiveness.	144	The site is within Flood Zone 3 and would not pass the Exception Test. The site should be removed from the assessment on this basis.	<input type="checkbox"/>	0.0603	66	4					Highways and utilities infrastructure required on site. This would be part of the development. Utilities capacity would need to be checked. Highways may be a serious constraint to the development of this site. Carriers Row is narrow. Development would need to be sensitively designed to not adversely affect the adjacent listed building. Flood alleviation measures may be required to reduce the flood risk.

Example questionnaire sent to applicants

Housing Development Questionnaire

1 Our Records – Current Valid Planning Permission

Applicant Name:	
Site Address:	
Planning Application Reference Number:	
Proposal:	
Decision Date	
Expiry Date	

2 Questions

1) Do you intend to implement the above planning permission before it expires (see date above)?

Yes

☐

No

☐

If Yes please go to question 2. If no please go to question 5.

2) When do you intend to **start** work on the development of the site? By:

31st March 2008

☐

31st March 2009

☐

31st March 2010

☐

31st March 2011

☐

31st March 2012

☐

3) Are there any constraints which will / have delayed you from starting the development? e.g. Can not obtain ownership, access constraints etc (please provide details).

4) When do you intend to **complete** the development? By:

31st March 2008 ☐

31st March 2009 ☐

31st March 2010 ☐

31st March 2011 ☐

31st March 2012 ☐

5) If you do not intend to implement the permission please provide details as to the reasons for not doing so. These may include site constraints, inability to gain ownership etc.

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.....

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.....

.....

3 | Returning Information

Please sign and date this form.

Signed: _____ Date: _____

**Please return your
form to:**

**Pendle Borough Council
Planning and Building Control Services
Planning Policy and Conservation
Town Hall
Market Street
Nelson
BB9 7LG**

Forms can also be
returned by:

Hand	➔	Nelson Town Hall Reception
Email	➔	ldf.consultation@pendle.gov.uk
Fax	➔	01282 661390

Thank you for taking the time to complete this form.

Analysis of past consents

Projected completions using average % from 2004-07

Total approved		Completions per year						
		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
FULL								
2000/01								
2001/02	416	0						
2002/03	392	6	0					
2003/04	469	34	7	0				
2004/05	544	94	39	8	0			
2005/06	312	85	54	23	5	0		
2006/07	78	16	21	14	6	1	0	
2007/08								
TOTAL		236	122	44	10	1	0	0
OUTLINE (anticipated to come forward with reserved matters - see 'Outline Permissions' worksheet)								
2007/08	44	9	12	8	3	1		
2008/09	2		0	1	0	0	0	
TOTAL		9	12	8	4	1	0	

0	245	134	52	14	2	0	0	448
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Stock of permissions at 31/3/2007 (2006/07 monitoring period)

%'s 2004-07

0.2113
0.2733
0.1733
0.0725
0.015
0

Planning & Building Control Services
Planning Policy & Conservation
Town Hall
Market Street
Nelson
Lancashire
BB9 7LG

Tel: 01282 661723

Fax: 01282 661390

Email ldf.consultation@pendle.gov.uk

Website www.pendle.gov.uk/planning

اگر آپ اس دستاویز کو بڑے پرنٹ میں، آڈیو کیسٹ پر
یا اردو زبان میں لینا چاہیں تو براہ مہربانی ہمیں بتائیے، ہم
آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں
گئے۔



LIBERATA OUTSOURCING
WHERE WORK FLOWS™